

PLAN: Charlestown

Imagine Boston 2030

What is Imagine Boston 2030?

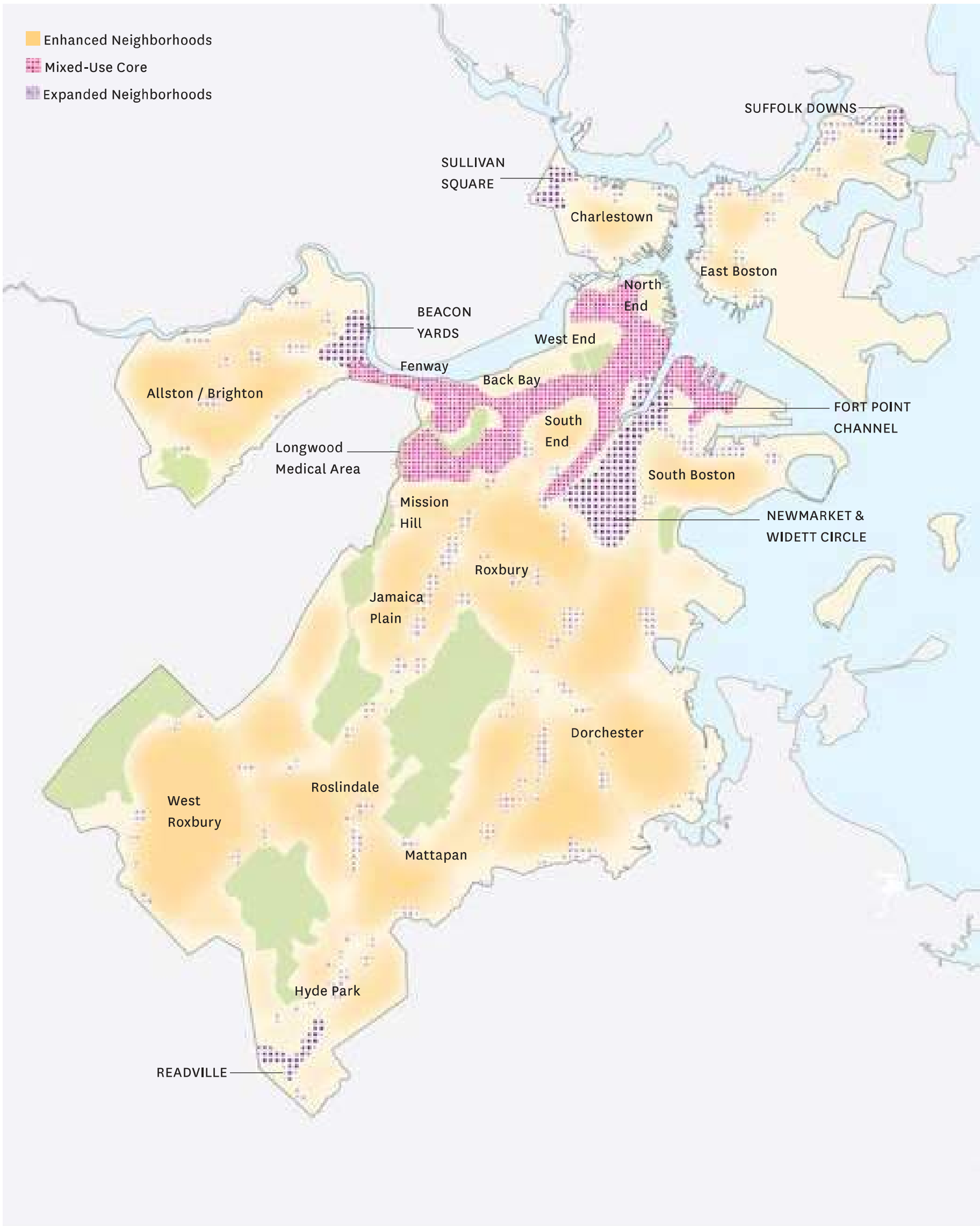
Begun in 2015 and completed in 2017, Imagine Boston 2030 (IB2030) is the first citywide plan in 50 years.

It created the guiding principles and framework to guide all growth in the City of Boston. In partnership with the BPDA, the City of Boston can ensure that priorities are carried out through creative and thoughtful land use regulations and guiding principles.

Charlestown

IB2030 focused on Sullivan Square, noting that it hosts a mix of low-density commercial uses, including distribution and industrial facilities, which abut stable residential areas of Charlestown. IB2030 identified the area around Sullivan Square for enhancements as an expanded neighborhood, and identified the nearby historic core as a neighborhood to be preserved.

The document also recommended that new initiatives build on earlier public processes to plan for key publicly-owned parcels, which we will undertake through the PLAN: Charlestown process.



IB2030 recommended that some industrial uses in Sullivan Square can evolve, while established residential areas should maintain existing scale, fabric, and historic assets.

Actions and Investments

Energy and Environment

- › Flood protection measures along the Mystic and Charles rivers, including the Charles River Dam, to protect new and existing development in Sullivan Square and surrounding areas.
- › Policy changes to building code and climate-ready zoning regulations.

Open Space

- › Improved green space along the Mystic River and investment in new open space as part of the improved Sullivan Square street grid.
- › Green links connecting Sullivan Square T Station with Downtown and the Charlestown waterfront.
- › Potential bike, rail, or bus connections on the rail right-of-way along Medford Street to enhance access between Sullivan Square and the Navy Yard.

Economic Development

- › Creation of a job center that can become an anchor in the area's innovation and research economy.
- › Investments in job training and economic mobility initiatives to ensure that residents can access quality jobs at a variety of skill levels.

Transportation

- › Improved rail and bus connections between Sullivan Square and Downtown Boston, Assembly Row, Inner Belt, Everett, Kendall, and other job centers.
- › Pedestrian and cyclist connections across Rutherford Avenue, along Medford Avenue, into Downtown, and elsewhere to improve safety and links to residential areas in Charlestown.

Land Use and Planning

- › Mixed-use job and housing development, including through the strategic disposition of government-owned sites.
- › Continued preservation of critical industrial uses along the Mystic River.
- › New street grid in Sullivan Square, which will create developable parcels and ensuring a walkable job and housing center.

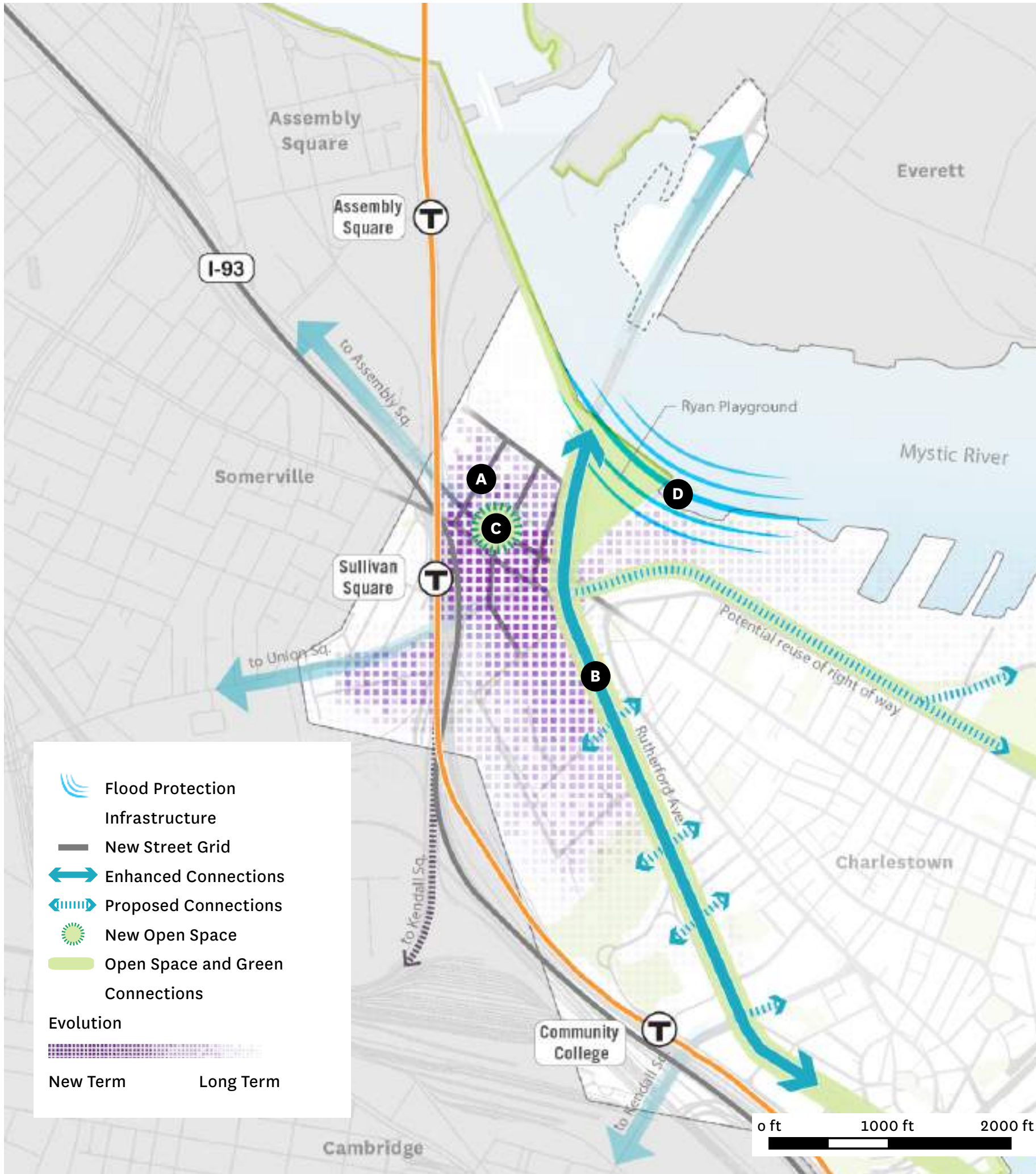
Housing

- › New mixed-income housing that prioritizes workforce affordable housing.
- › Continued efforts to preserve existing affordable housing in Charlestown.

Next Steps

- › Effort to guide zoning and street grid in Sullivan Square and coordinate ongoing infrastructure planning.
- › Regional coordination with Somerville, Everett, Cambridge, and Chelsea.

"I really like Sullivan Square positioned as the innovation hub, connecting Charlestown and surrounding towns north of the cities with major job centers. Can you also repurpose the railroad that goes along Medford Street into rapid access to the Navy Yard? And can there be a new dock that connects Sullivan with East Boston, the North End, and Seaport via water?"
Resident via draft plan feedback



- A** Walkable street grid to support mixed-use growth
- B** Transportation and streetscape investments
- C** Open space investments
- D** Climate ready infrastructure

For More Information Visit:
[Imagine.Boston.gov](https://www.imagineboston.org)

Planning Area



PLAN: Charlestown comprises the entire neighborhood of Charlestown.

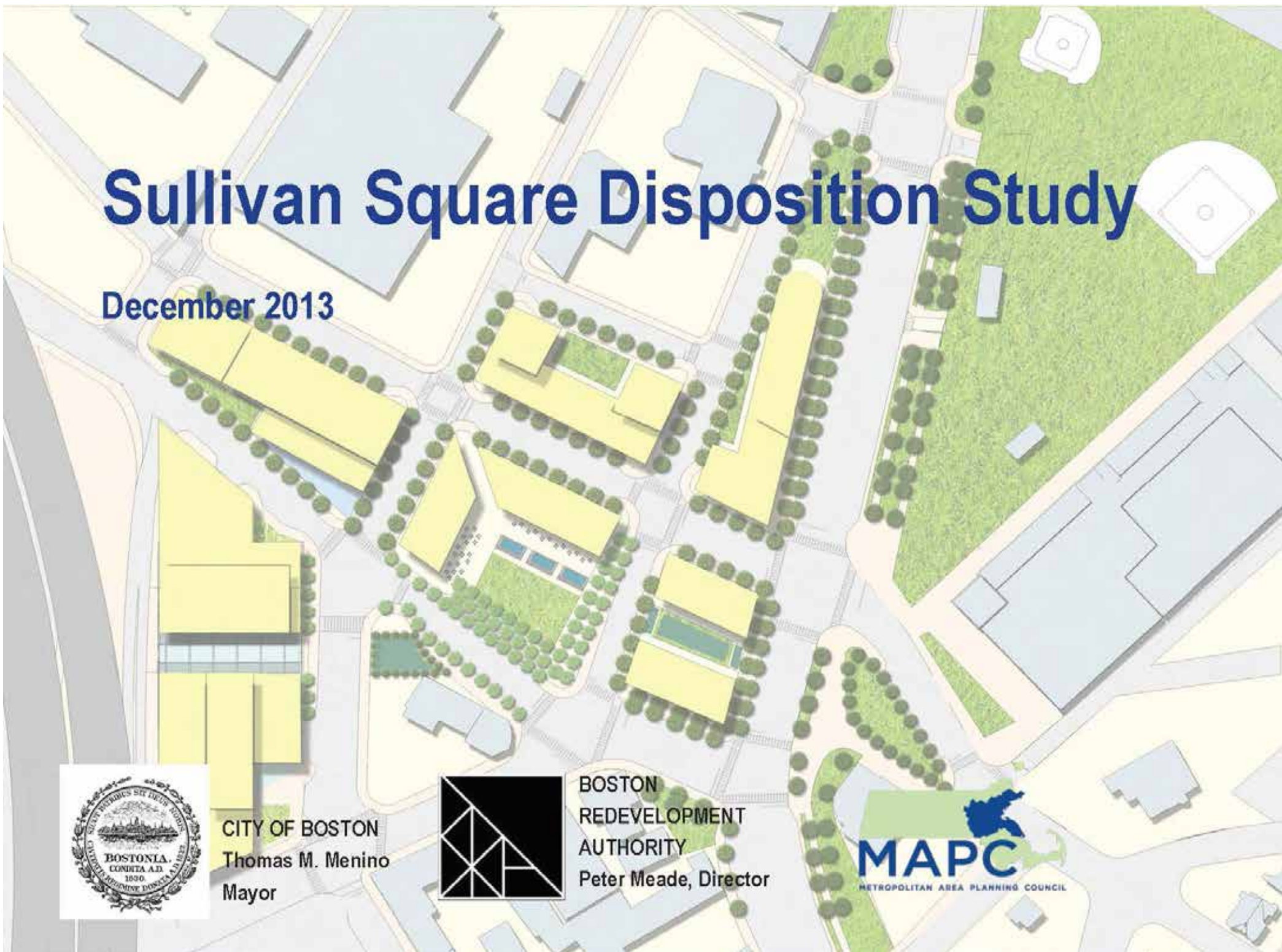
Within the neighborhood are: the Bunker Hill Housing Development, which is undergoing a public review process, and the Navy Yard, the subject of an existing Masterplan.

Planning Context

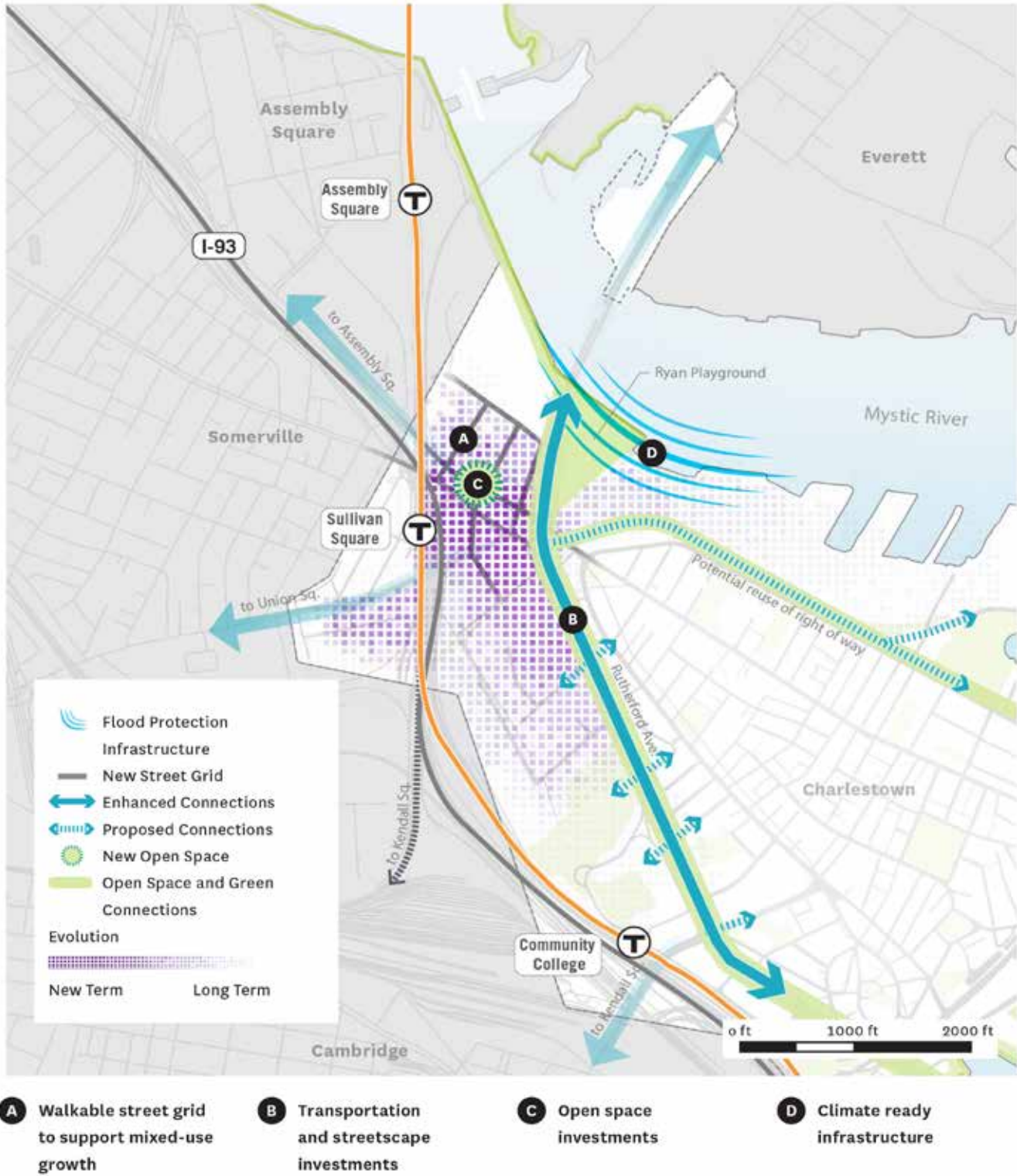
Through this process, the entire neighborhood will be comprehensively examined to determine a shared vision for the future of Charlestown. We will build on past planning processes to determine where to preserve, enhance, and grow in Charlestown.

Most importantly, the process seeks to establish a comprehensive and coordinated plan to ensure the equitable provision of infrastructure to support neighborhood needs in the areas of: transportation, parks and open space, climate resilience, education, and affordable housing.

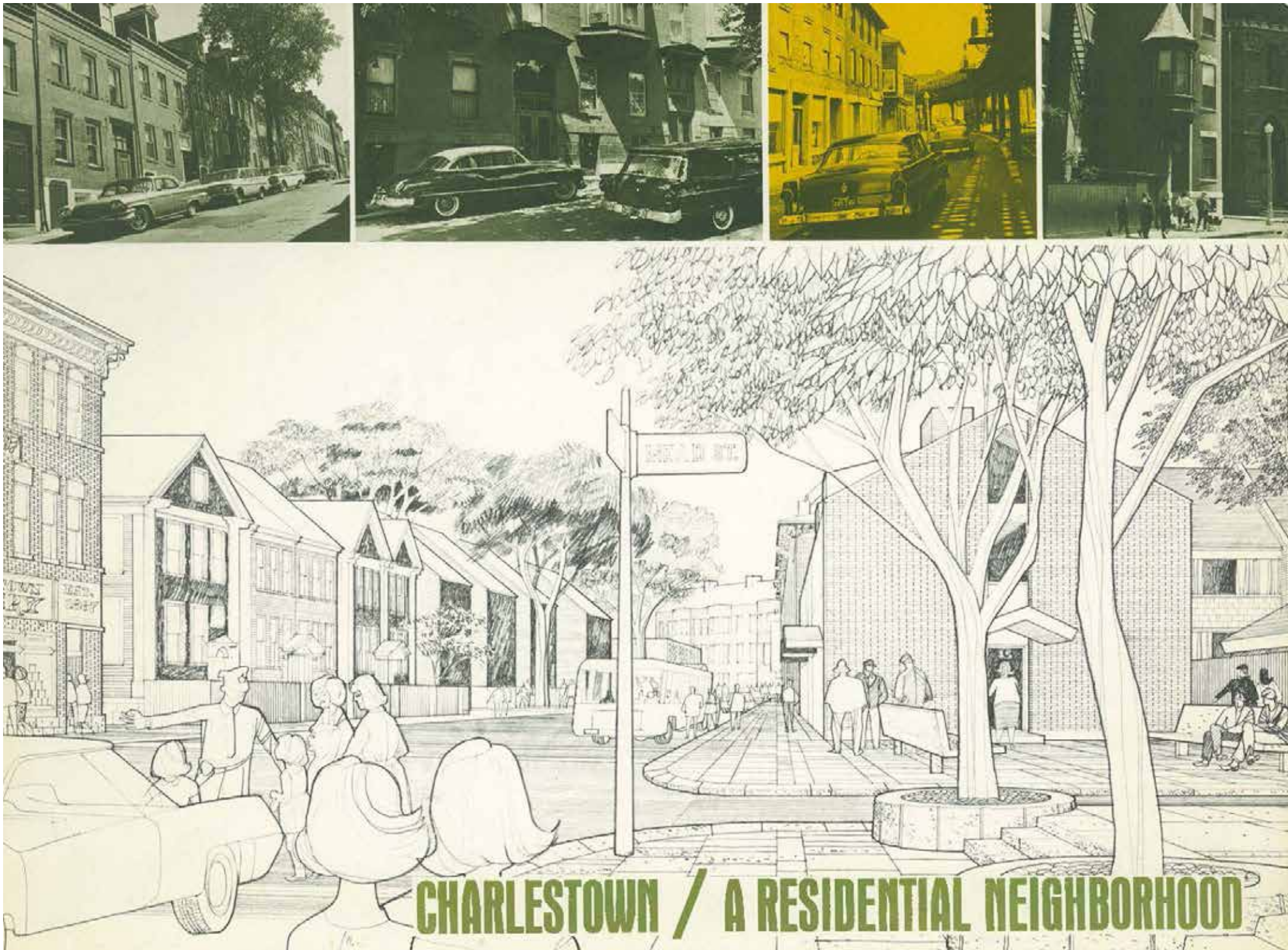
Stakeholders and staff must always ask themselves if they are contributing to a climate of mutual respect. Only in this environment can we establish a community-driven vision for the future.



2013 Sullivan Square Plan



IMAGINE BOSTON 2030, Boston's Master Plan



1965 Plan

PLAN: Charlestown

Themes We've Heard

A Sampling of Paraphrased and Amalgamated Comments

We should give first consideration trips starting or ending in Charlestown rather than travel through the neighborhood. This means thinking about walking, transit, then cars, while considering new technologies to improve the network.

Our community is growing and we welcome newcomers and families into Charlestown with open arms, but our school system is already strained. While Boston doesn't have neighborhood-based school assignments, BPS should be involved in this process.

Many of our open spaces and sport fields are disconnected. We would love to discuss neighborhood parks and open spaces in the process.

The study area for this process should go beyond Rutherford Ave and Sullivan Square to consider the entire neighborhood.



BPDA staff members attend a meeting hosted by the Charlestown Preservation Society, one of 14 engagement events held in late 2019 in preparation for today's launch of PLAN: Charlestown

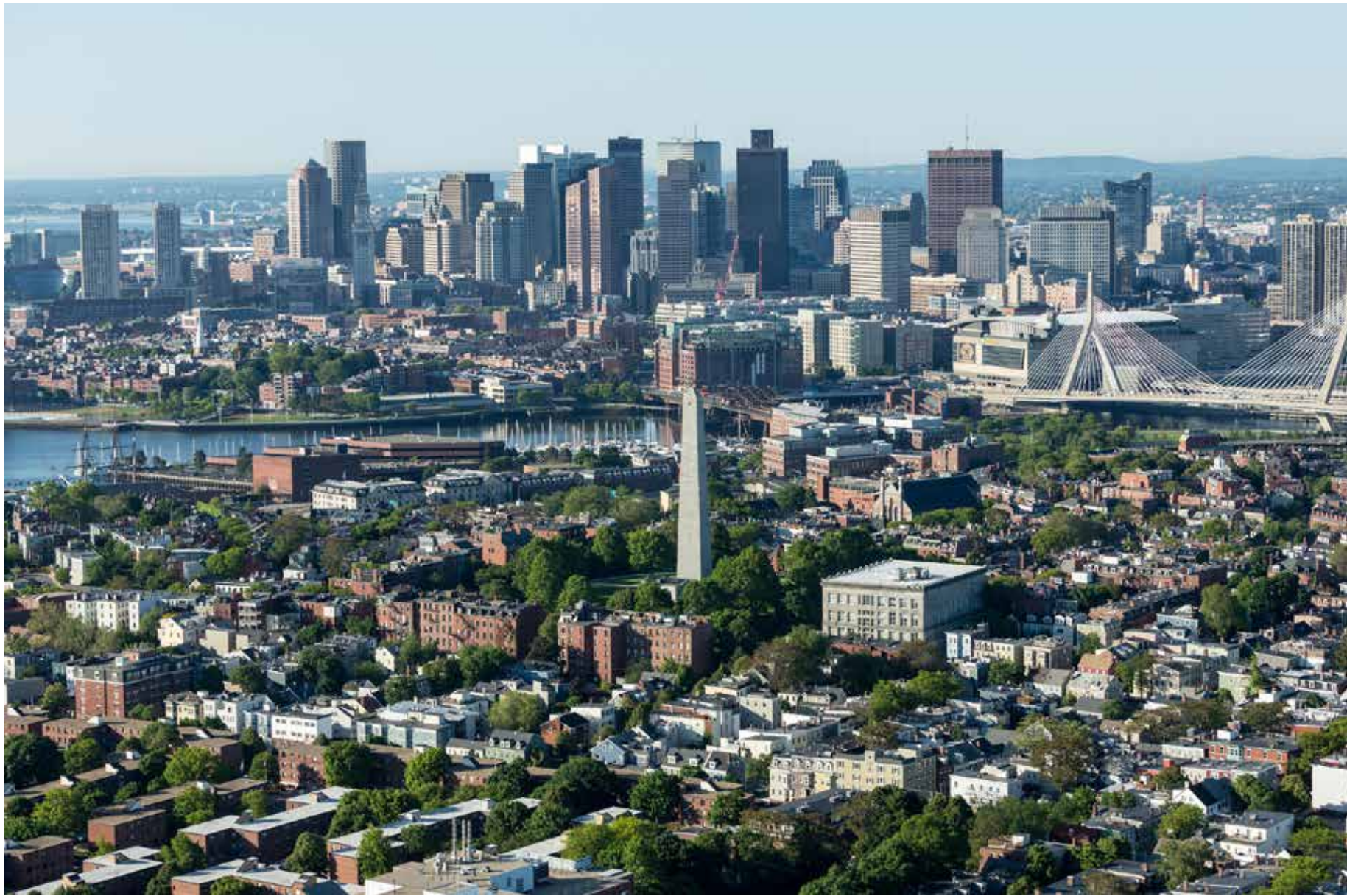
The core of Charlestown is historic in nature: we must preserve this existing fabric.

Overview

Planning Goals

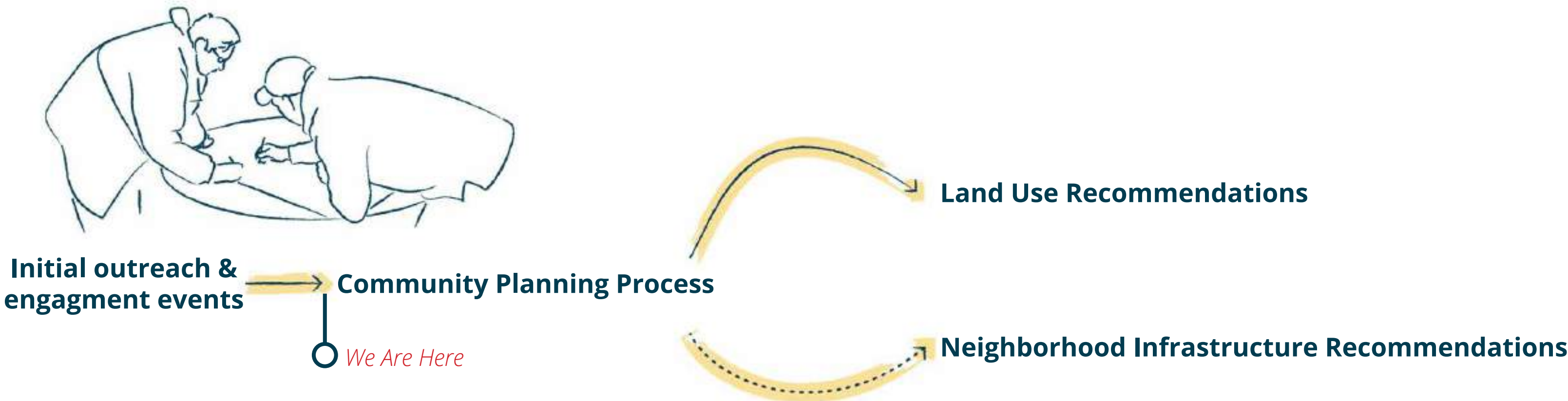
Community discussions will focus on future land use, current development, as well as strategies to enhance the existing community and preserve its historic assets.

These conversations will be focused on the built environment, and integrate the topics of: transportation, public open spaces, educational facilities, climate resilience, air quality, public health, affordable housing access, economic opportunity, youth needs, emergency services, and neighborhood amenities, among other topics.



Source: BPDA

Process Sequence



Source: BPDA



Source: Charlestown Coalition



Source: Boston Center for Youth & Families, Golden Age Senior Center



Source: United States Navy

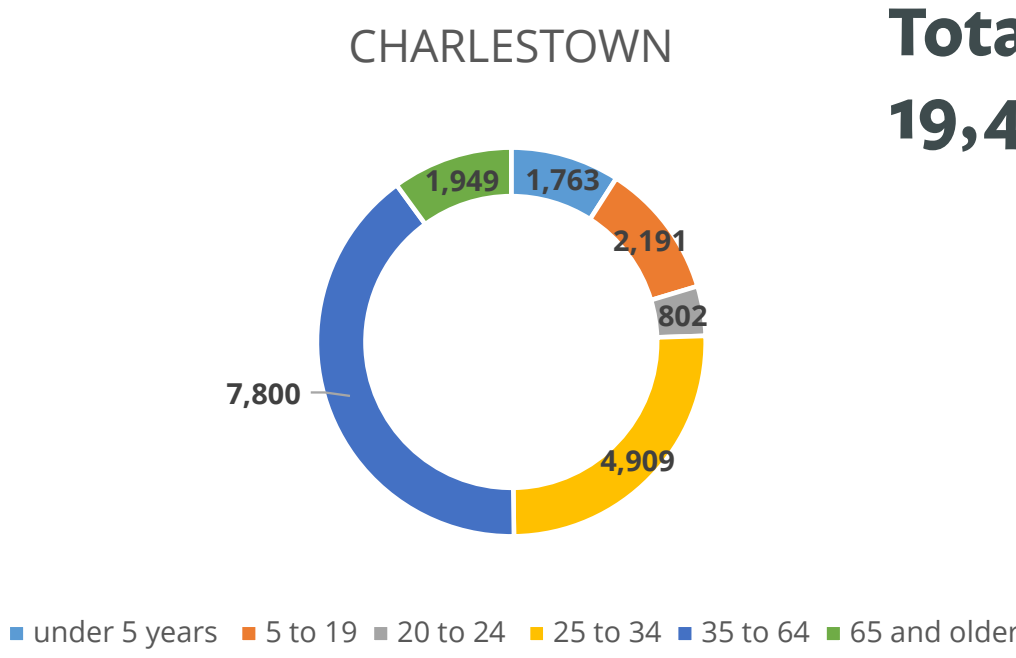
PLAN: Charlestown

By the Numbers

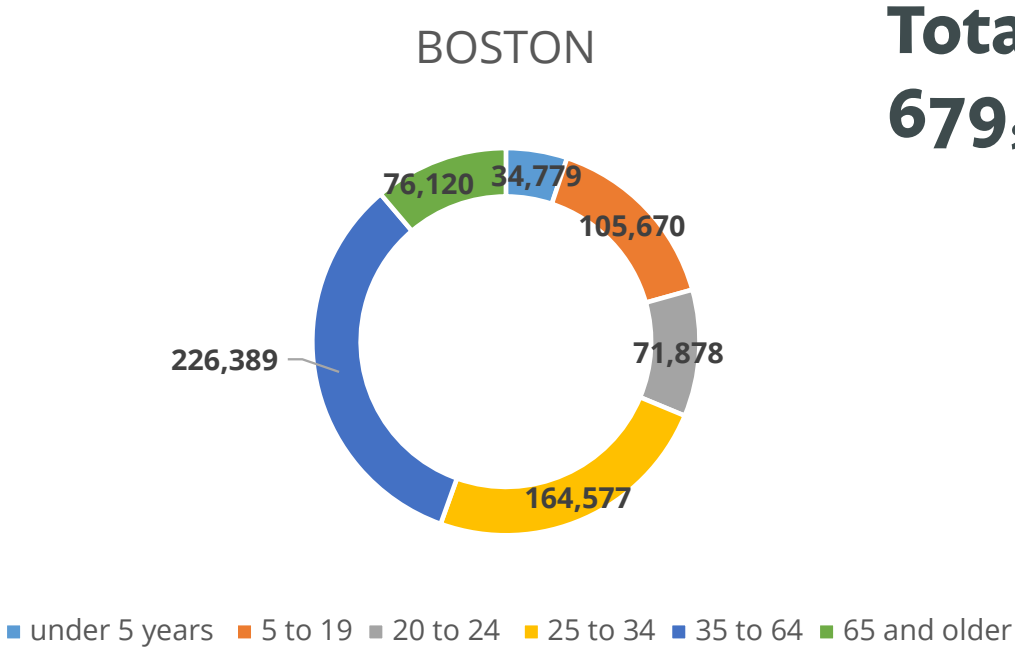
Land Area

Charlestown: 1.34 Square Miles
Boston: 48 Square Miles

Population



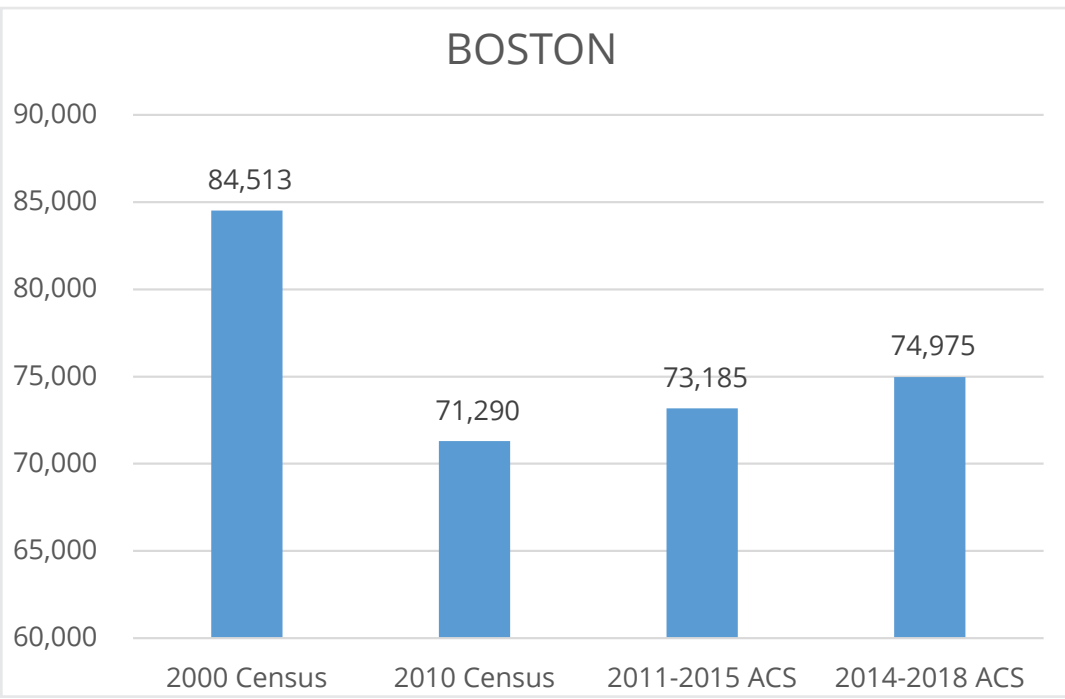
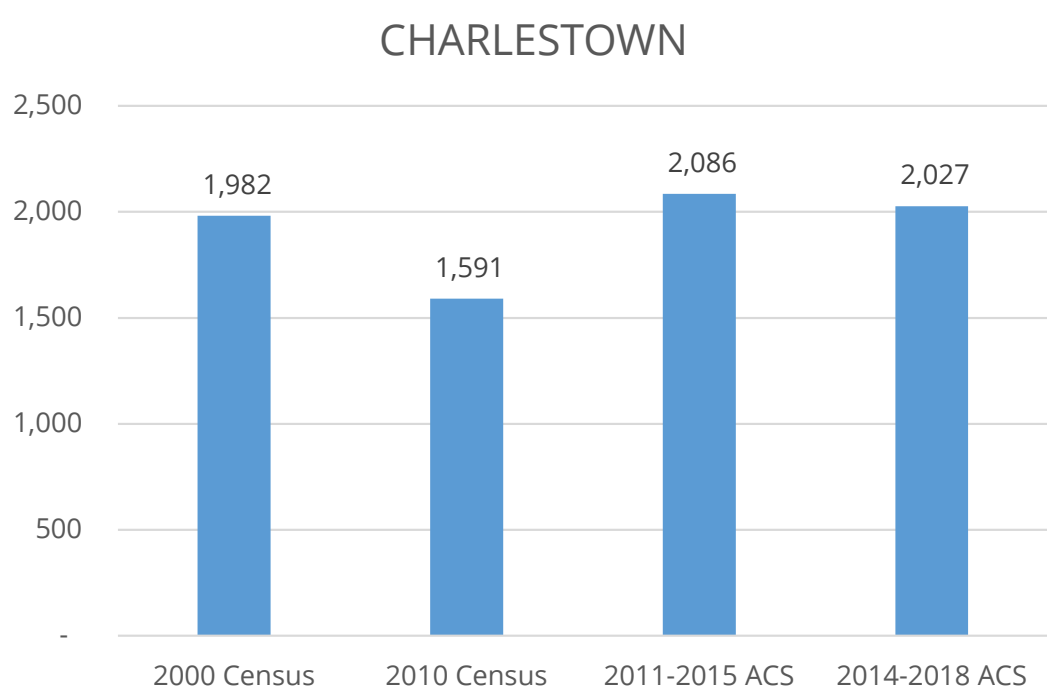
Total Charlestown:
19,414



Total Boston:
679,413

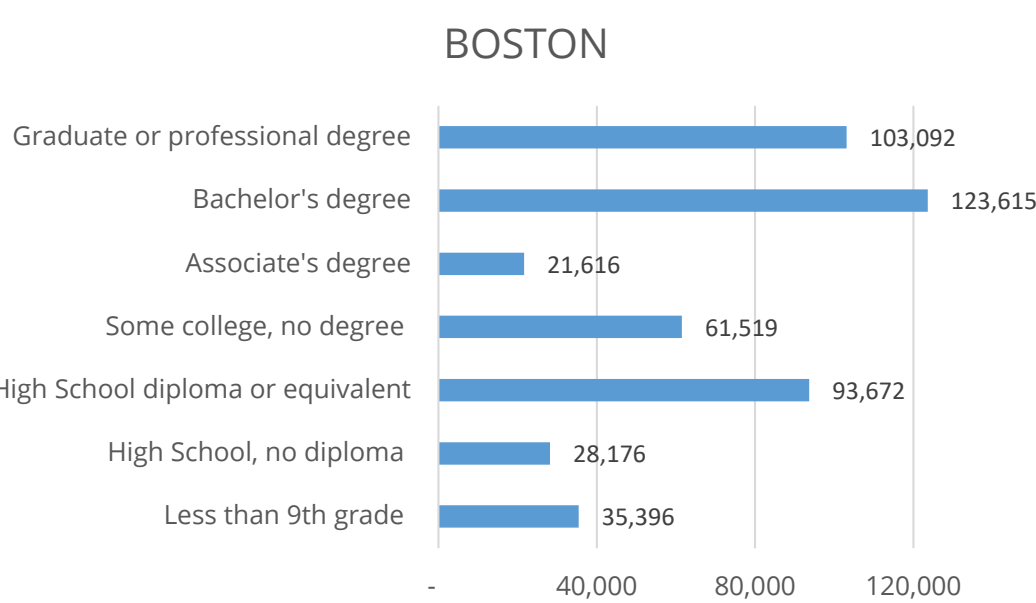
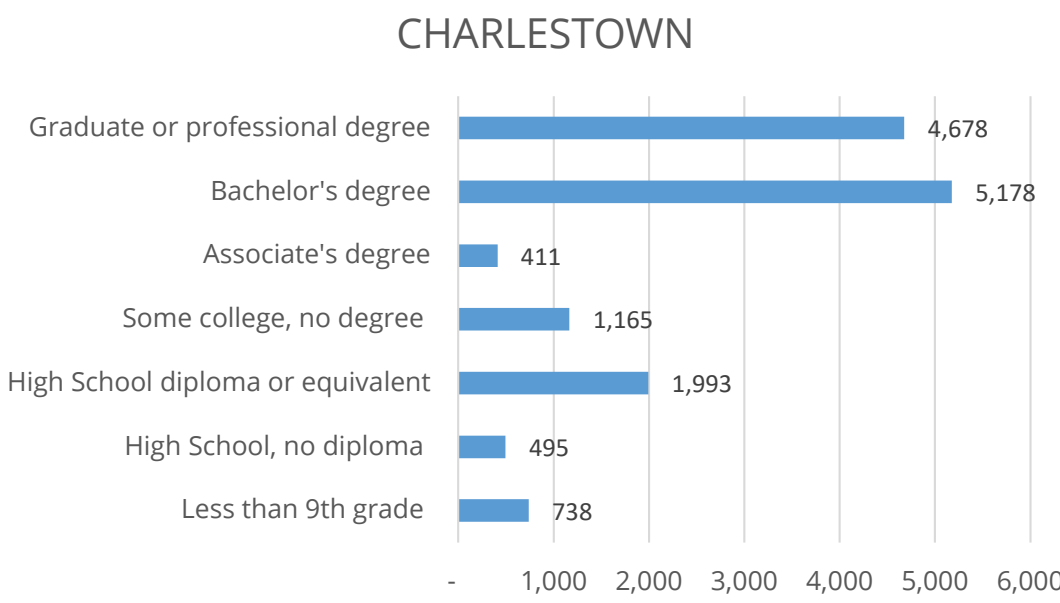
Source: U.S. Census Bureau American Community Survey, 2014-2018 and BPDA Research Analysis

Children Ages 5-17



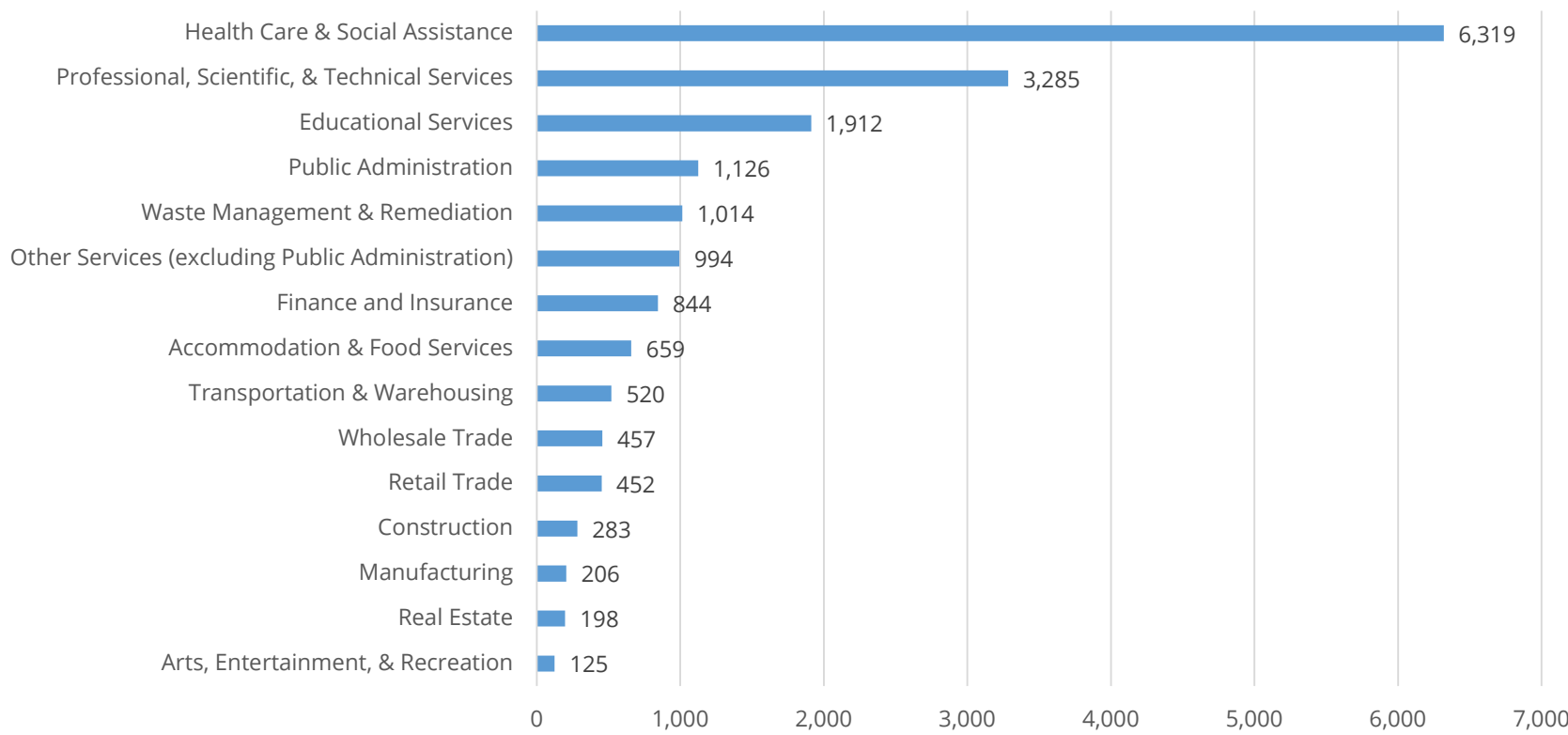
Source: U.S. Census Bureau American Community Survey, 2014-2018 and BPDA Research Analysis

Education

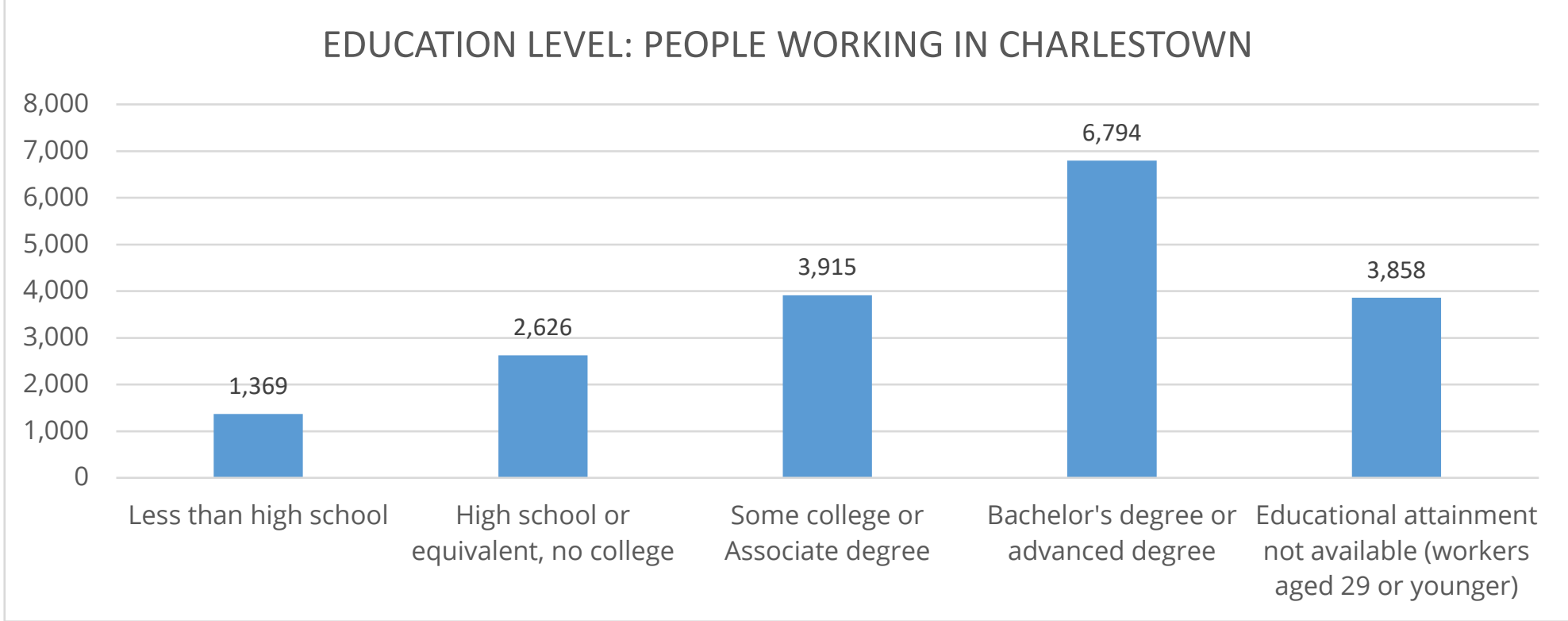


BPDA Research Analysis

Jobs In Charlestown

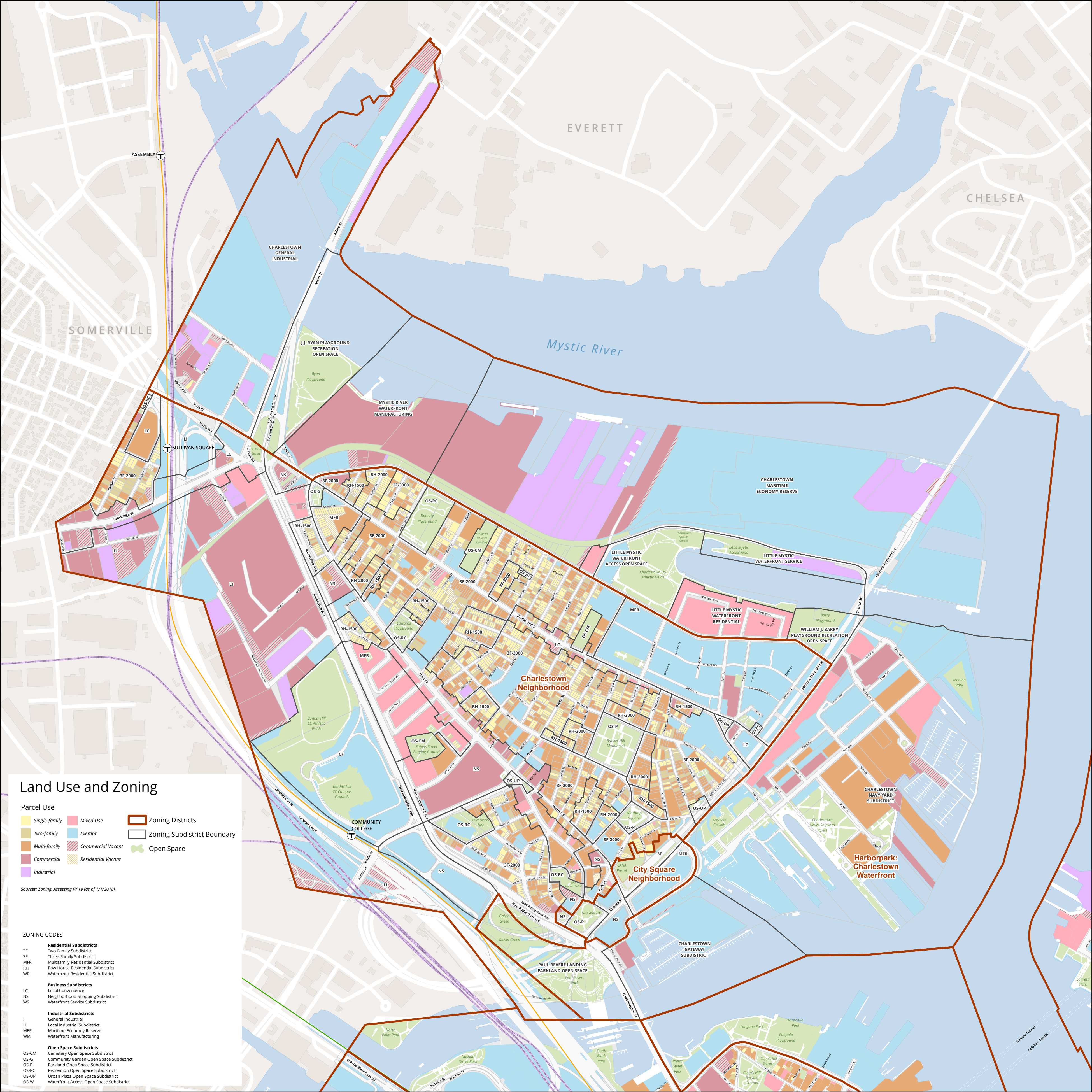


BPDA Research Analysis



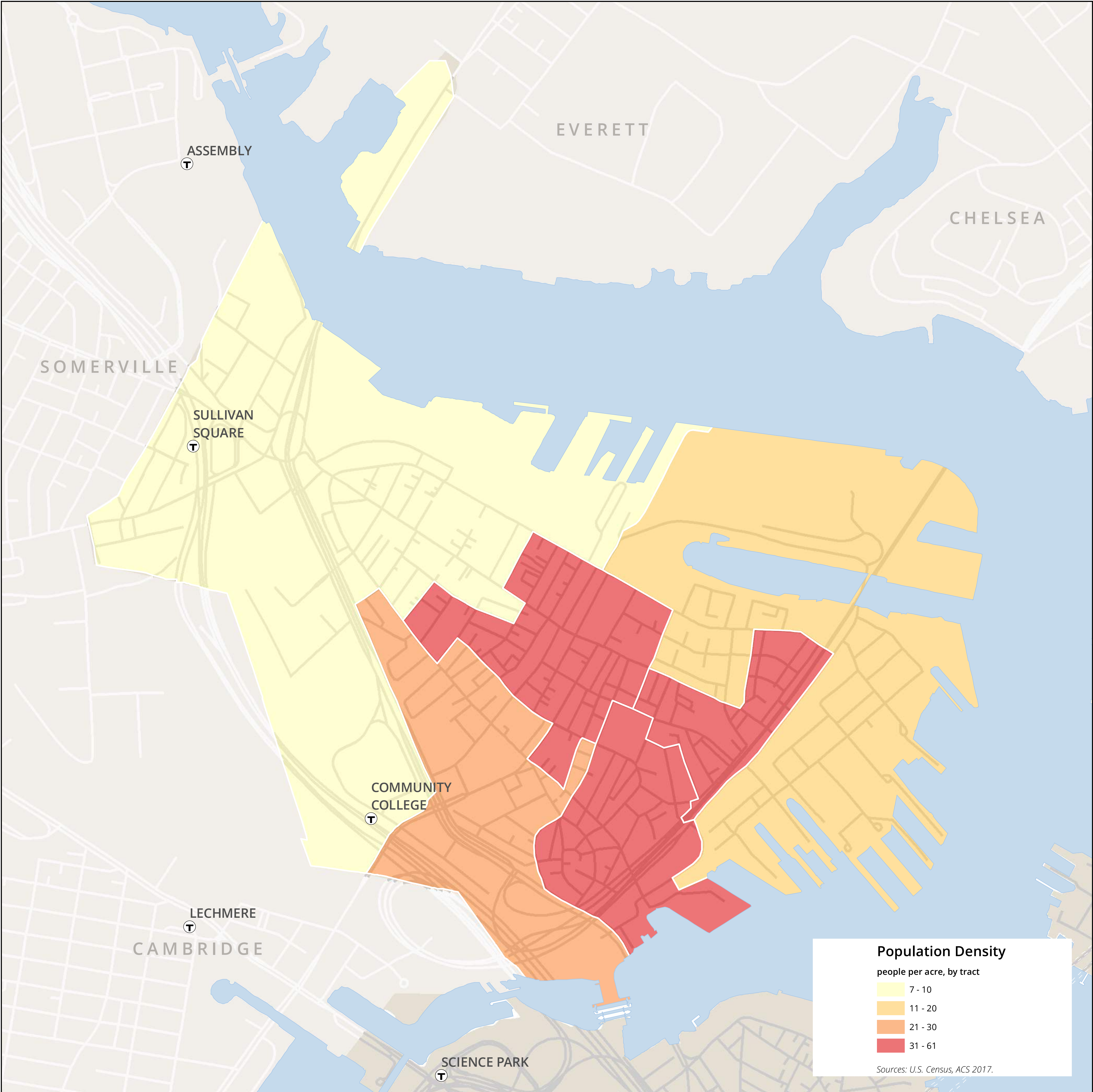
Zoning & Land Use

Charlestown Zoning and Land Use

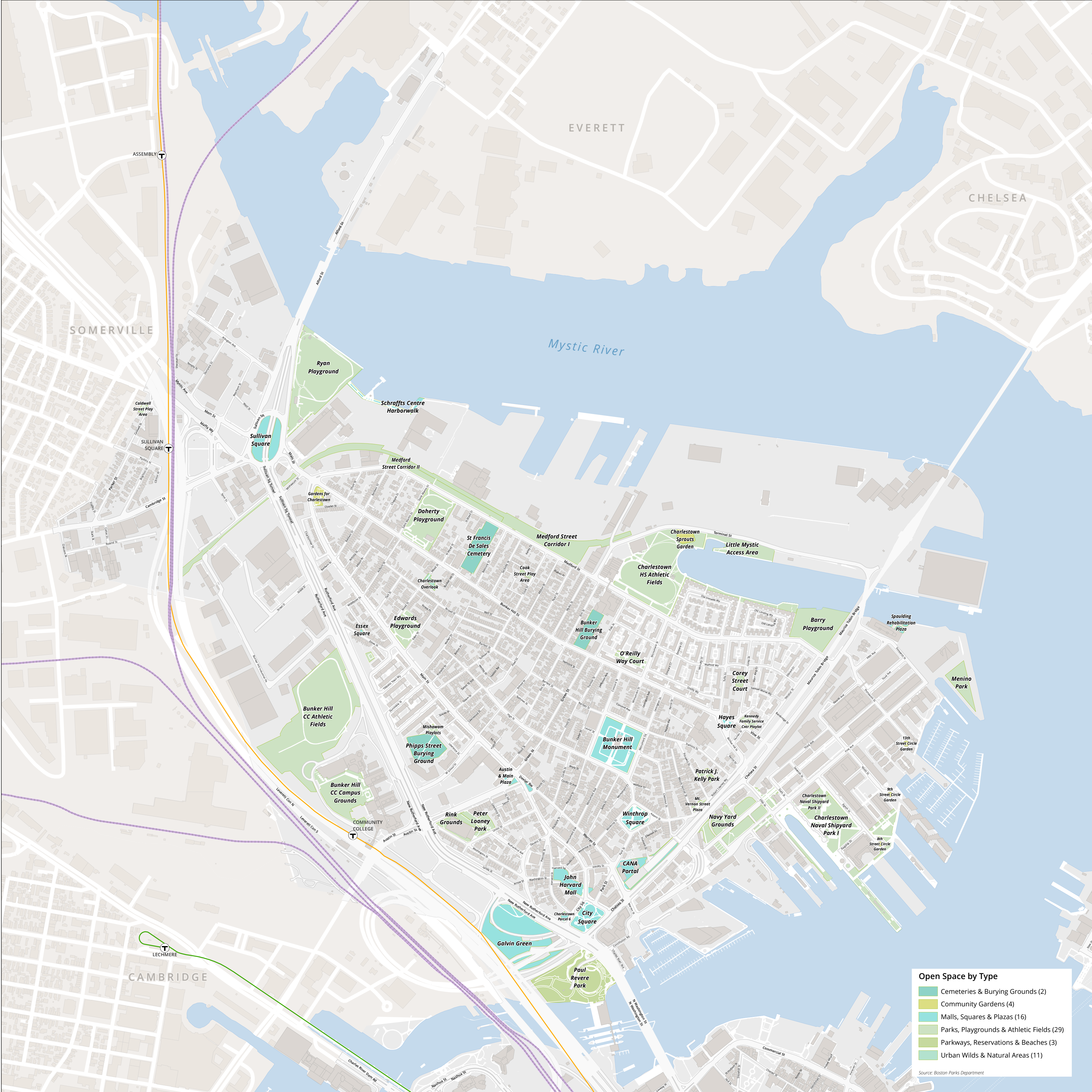


Population Density

Density: People Per Acre in Charlestown



Open Space in Charlestown



Mobility

Boston Transportation Department Rutherford Avenue and Sullivan Square Redesign



CORRIDOR OVERVIEW:

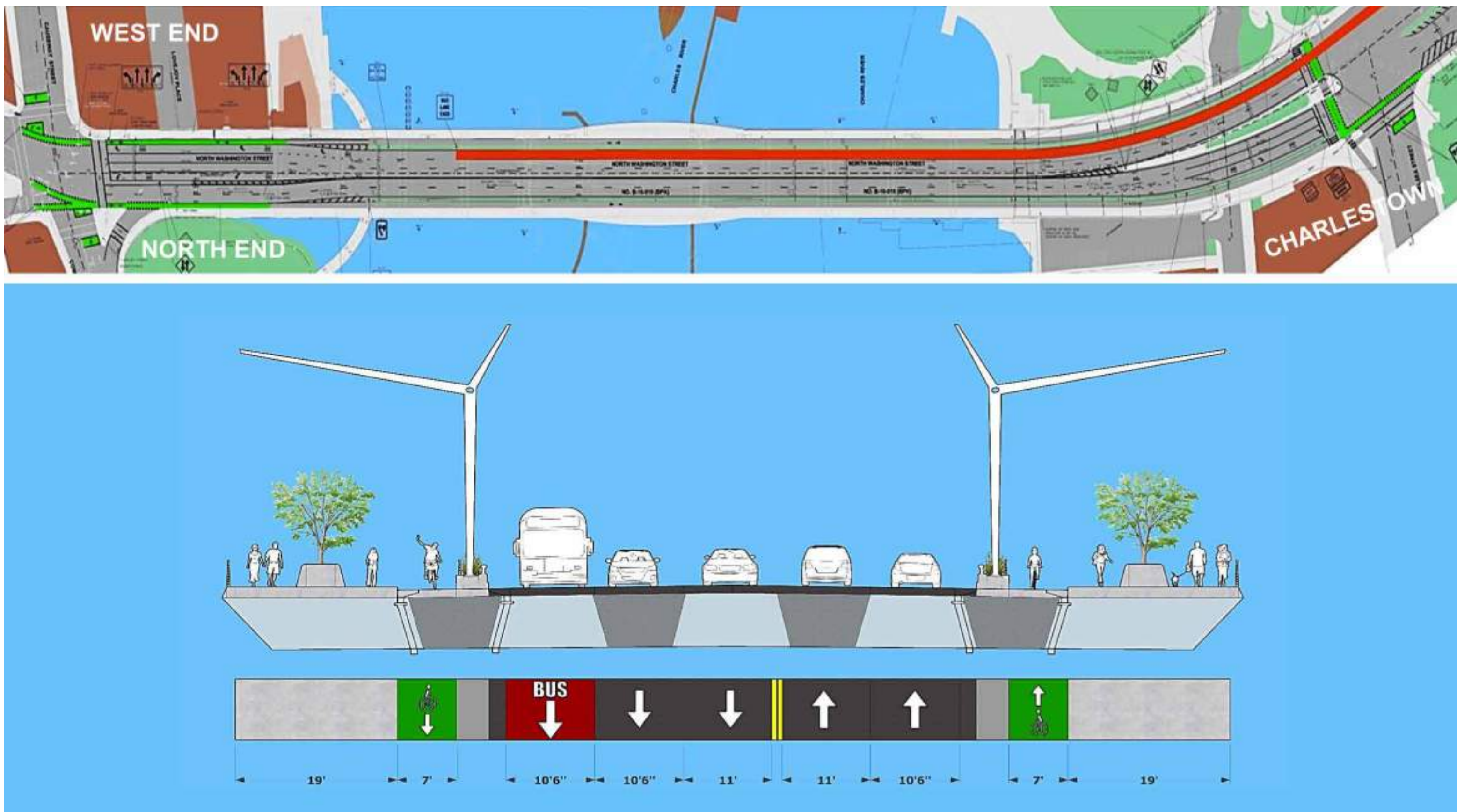
- 7,400 lf ~ 1.40 miles
- Road diet but maintain Regional connectivity
- Two-way bike path and walking trail
- Landscape buffer and lighting
- New pedestrian crossings to BHCC, INDS Park & the Hood Park
- SSQ new parcels A - B - C - D
- SSQ underpass alignment -revision

Note: design process is ongoing; roadway alignment shown is not final.

LEGEND	
BIKE PATH	PEDESTRIAN CROSSWALK
SHARED PATH	SEPARATED BIKE LANE
TREES	SPECIALTY PAVING
PATH CROSSINGS	PAVED MEDIAN
GREEN SPACE	PEDESTRIAN BRIDGE
SIDEWALK	

Source: Boston Transportation Department

MassDOT North Washington Street Bridge Replacement



Source: MassDOT

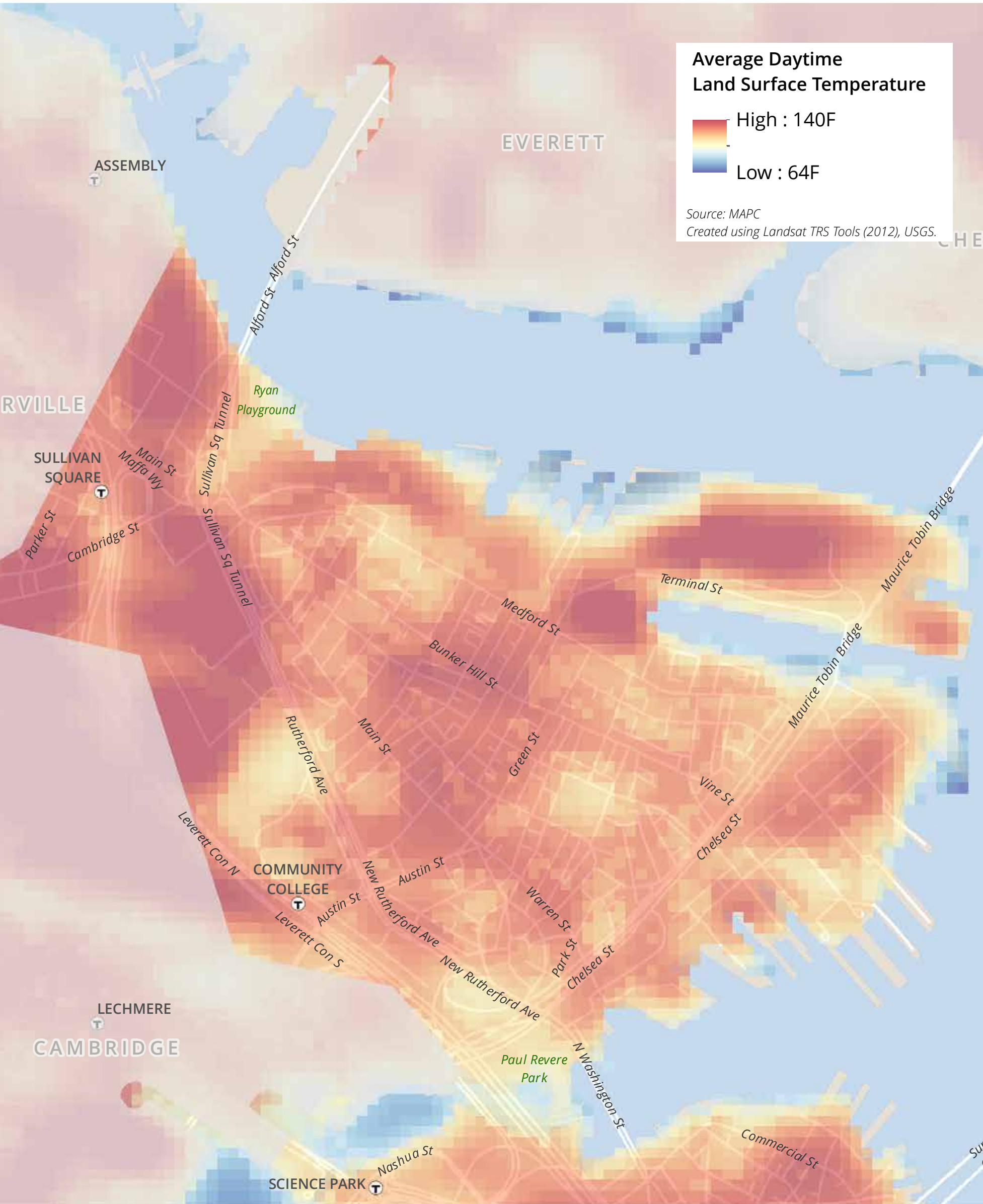
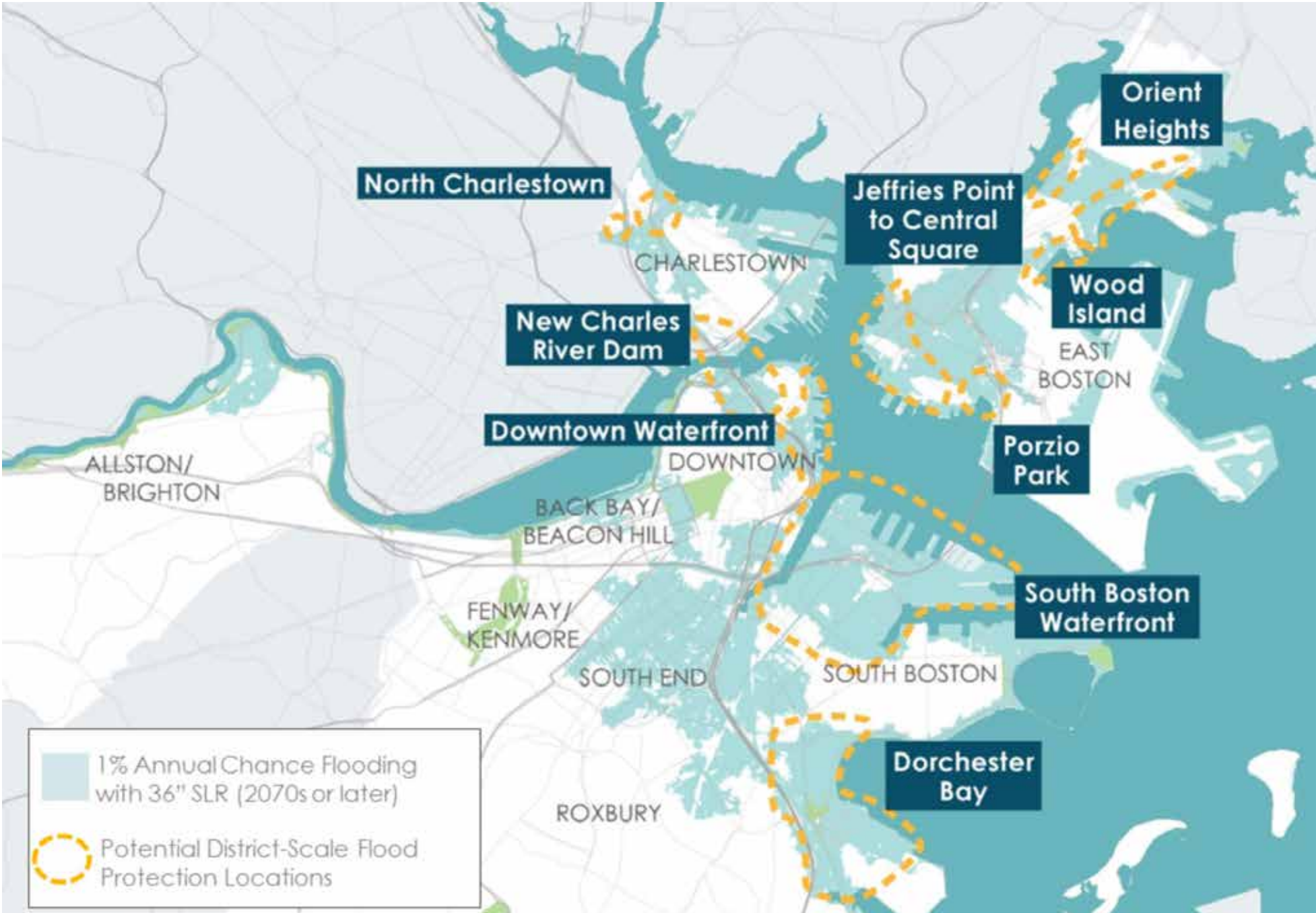
Mobility

How do you get around the neighborhood?



PLAN: Charlestown

Climate Resilience



PLAN: Charlestown

Climate Resilience

Climate Challenges

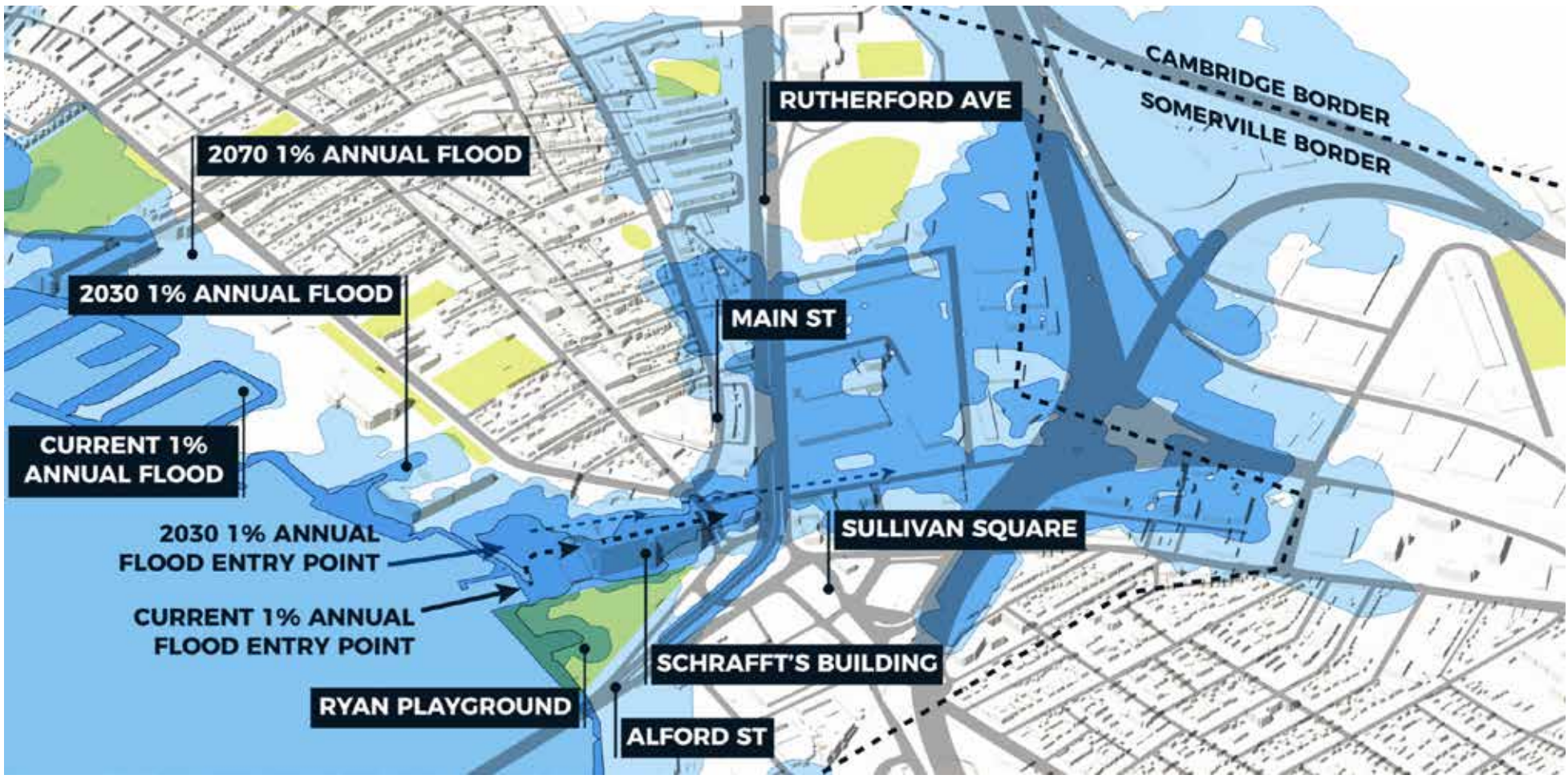
As the climate changes, the likelihood of coastal and riverine flooding—as well as other hazards, like stormwater flooding and extreme heat—will increase.

The challenges from climate change are substantial and complex but can be addressed through bold and creative actions that support the city’s vitality and livability.

Boston can thrive in the coming decades if it takes action to adapt its people, its neighborhoods, and its economic and cultural assets, starting now.

To address these challenges, Resilient Boston Harbor and Climate Ready Boston feature four components: Updated Climate Projections, Vulnerability Assessment, Focus Areas, Climate Resilience Initiatives

-Climate Ready Boston



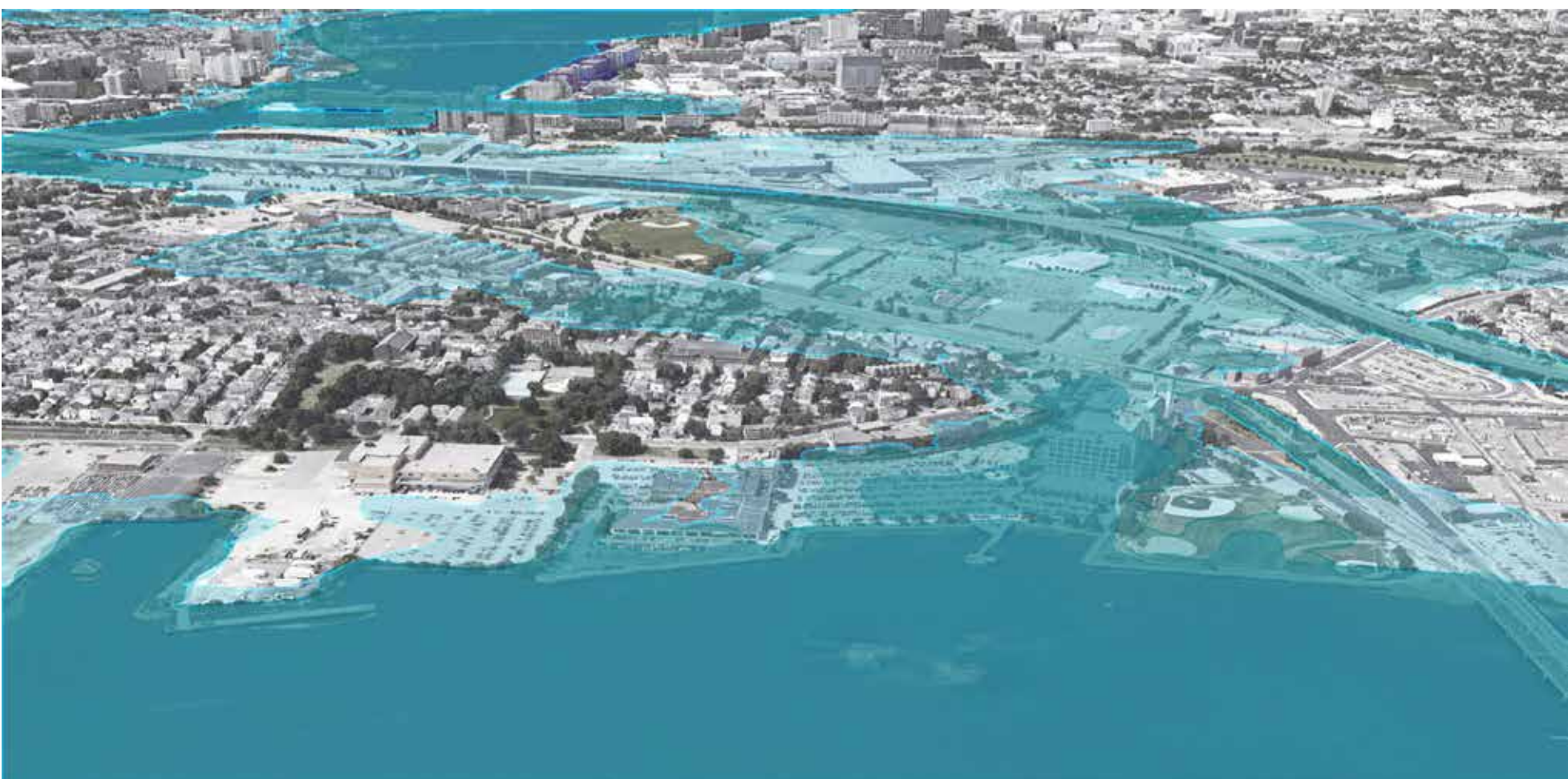
Entry Points

The gradations of blue in the map show how the 1% annual chance flood extent changes as sea levels rise. The colors do not indicate depth of flooding. The arrows show the flood entry points and pathways with current sea levels, 9 inches of sea level rise (2030s), and 36 inches of sea level rise (2070s).



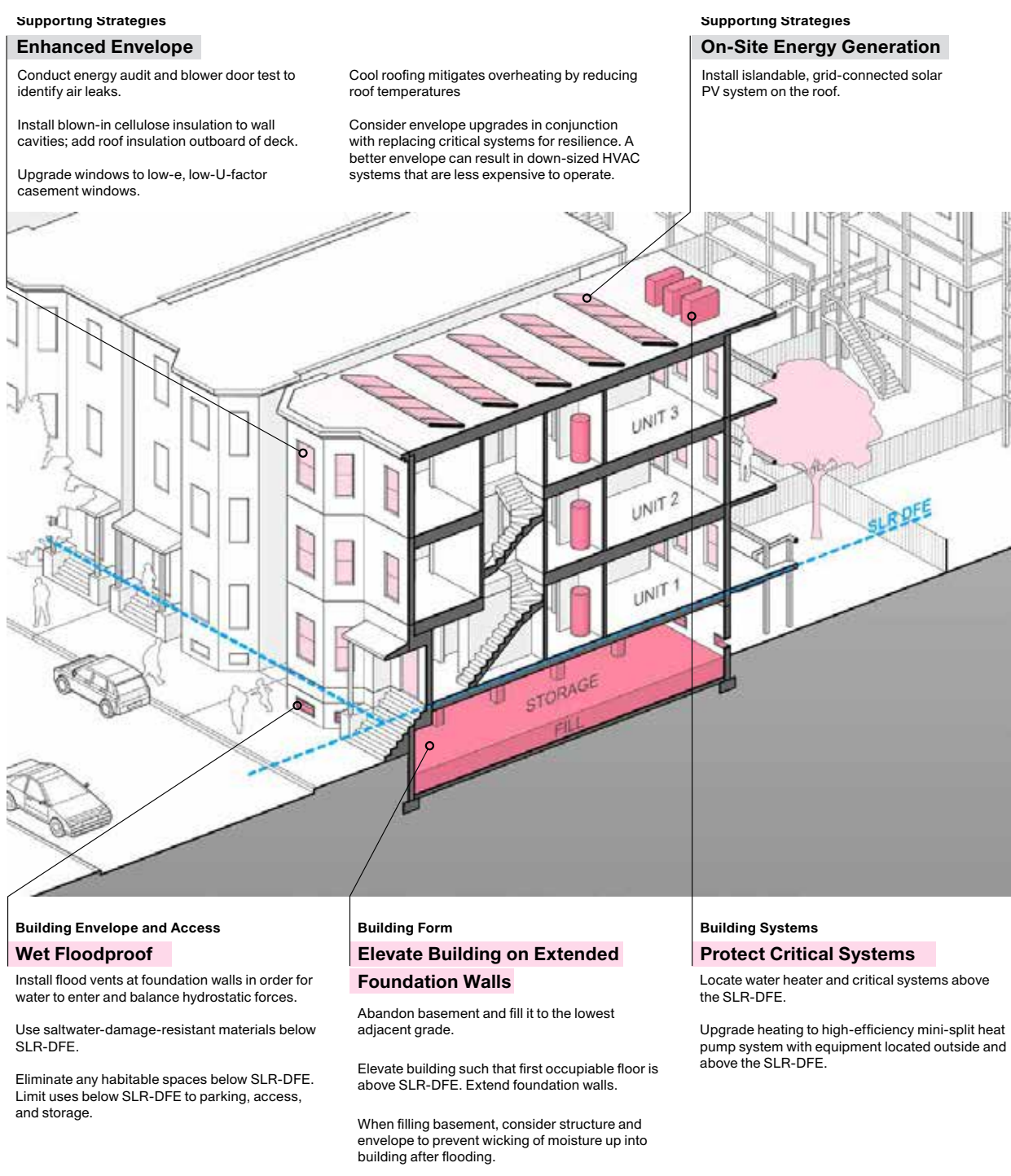
Coastal Resiliency

Climate resilient waterfront concept for Ryan Field



Coastal Flood Risk

Charlestown has extensive areas at risk of coastal flooding with current, plus 9 inches (2030's), and plus 36 inches (2070's) sea levels.

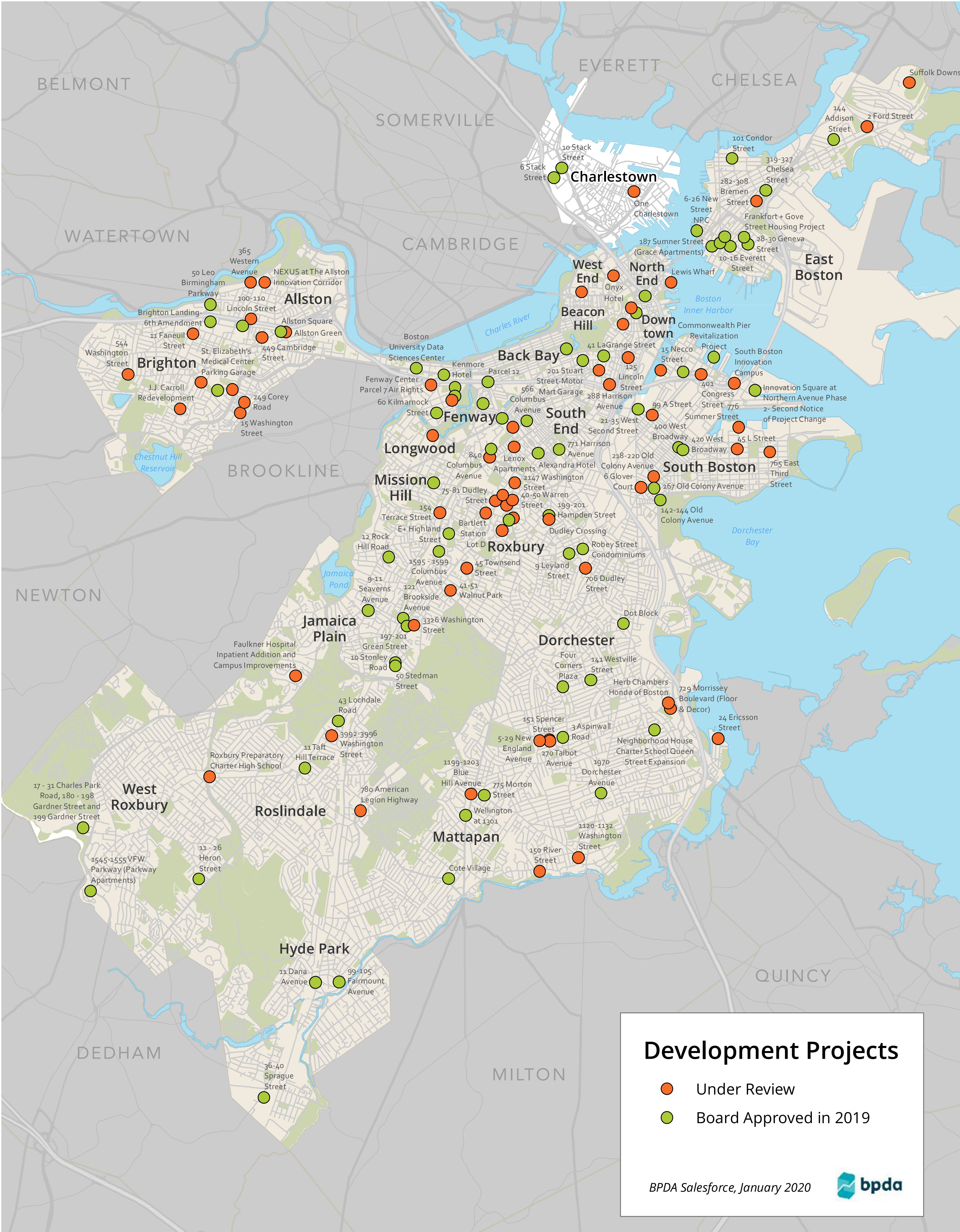


Coastal Flood Resilience Design Guidelines

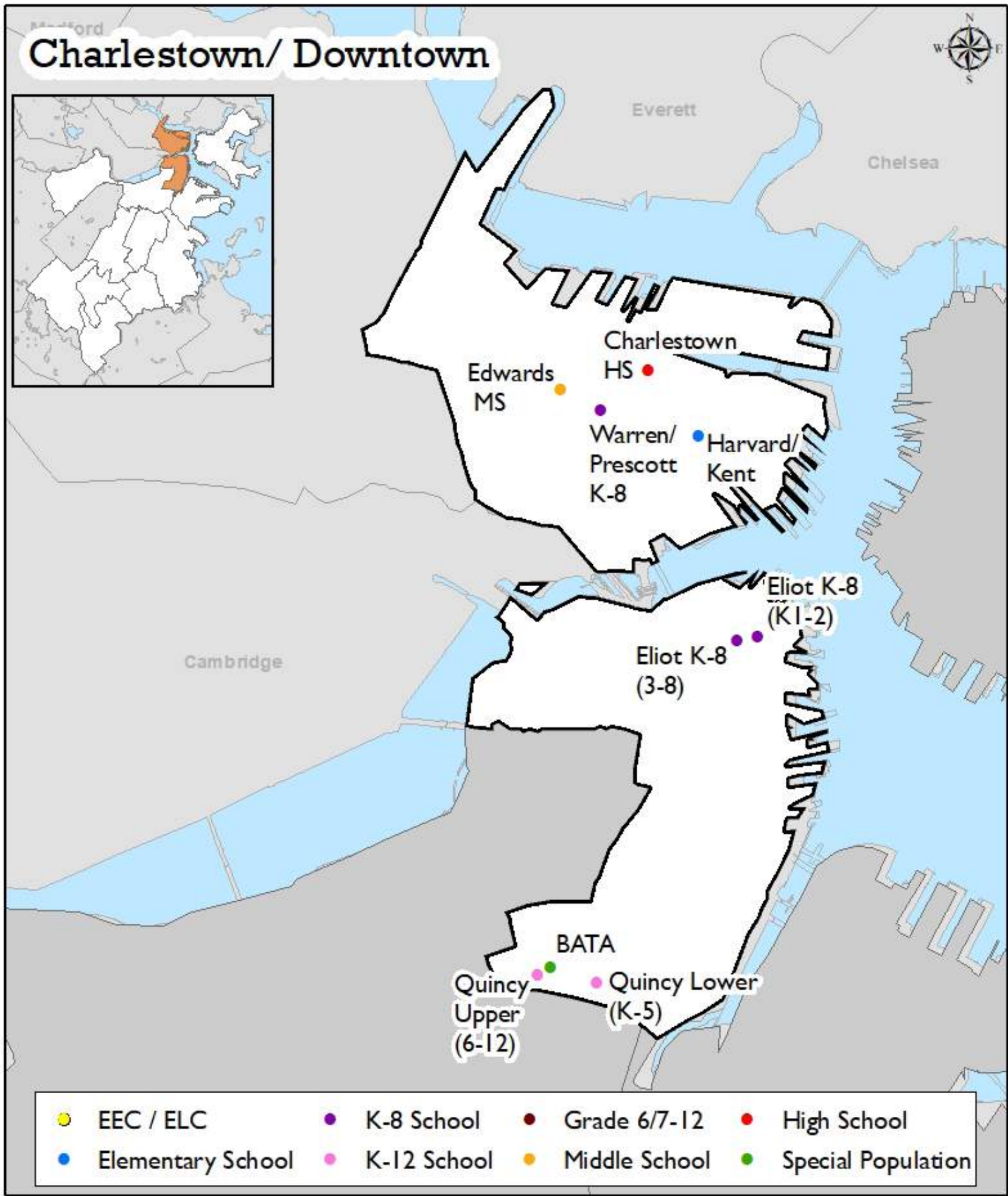
Long-term resilience strategy for triple deckers

Development Activity

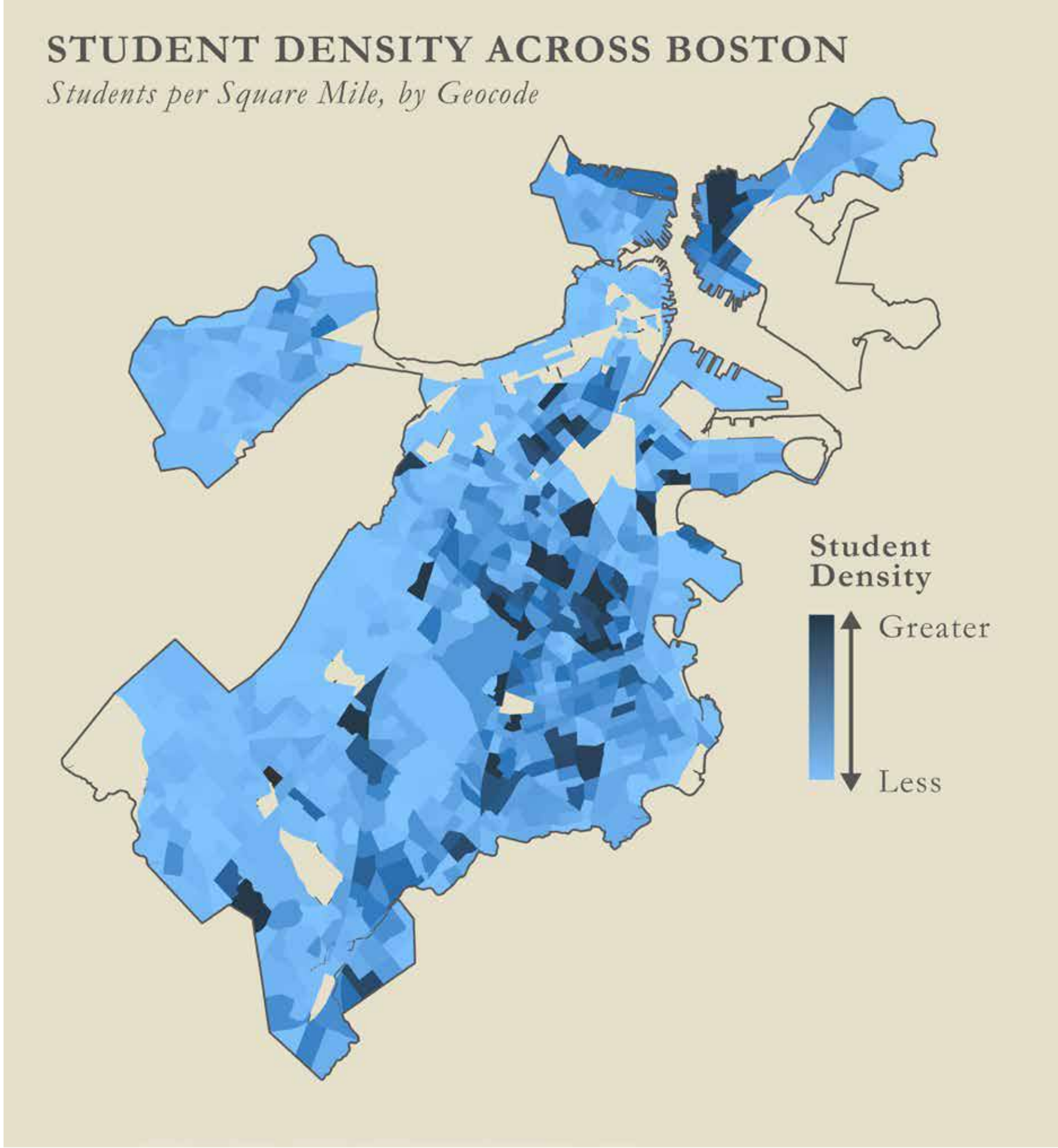
Development Projects



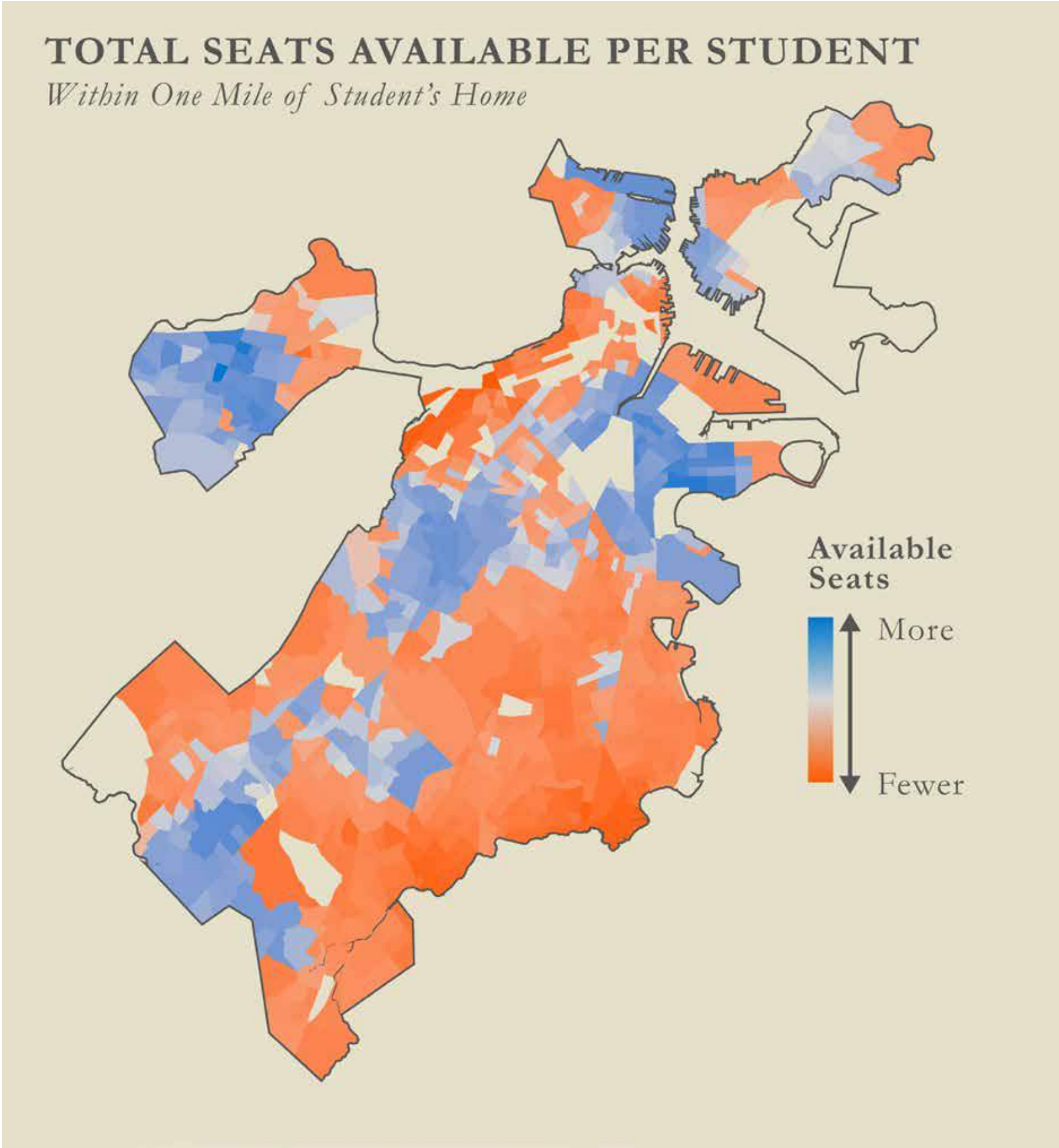
Schools and Education



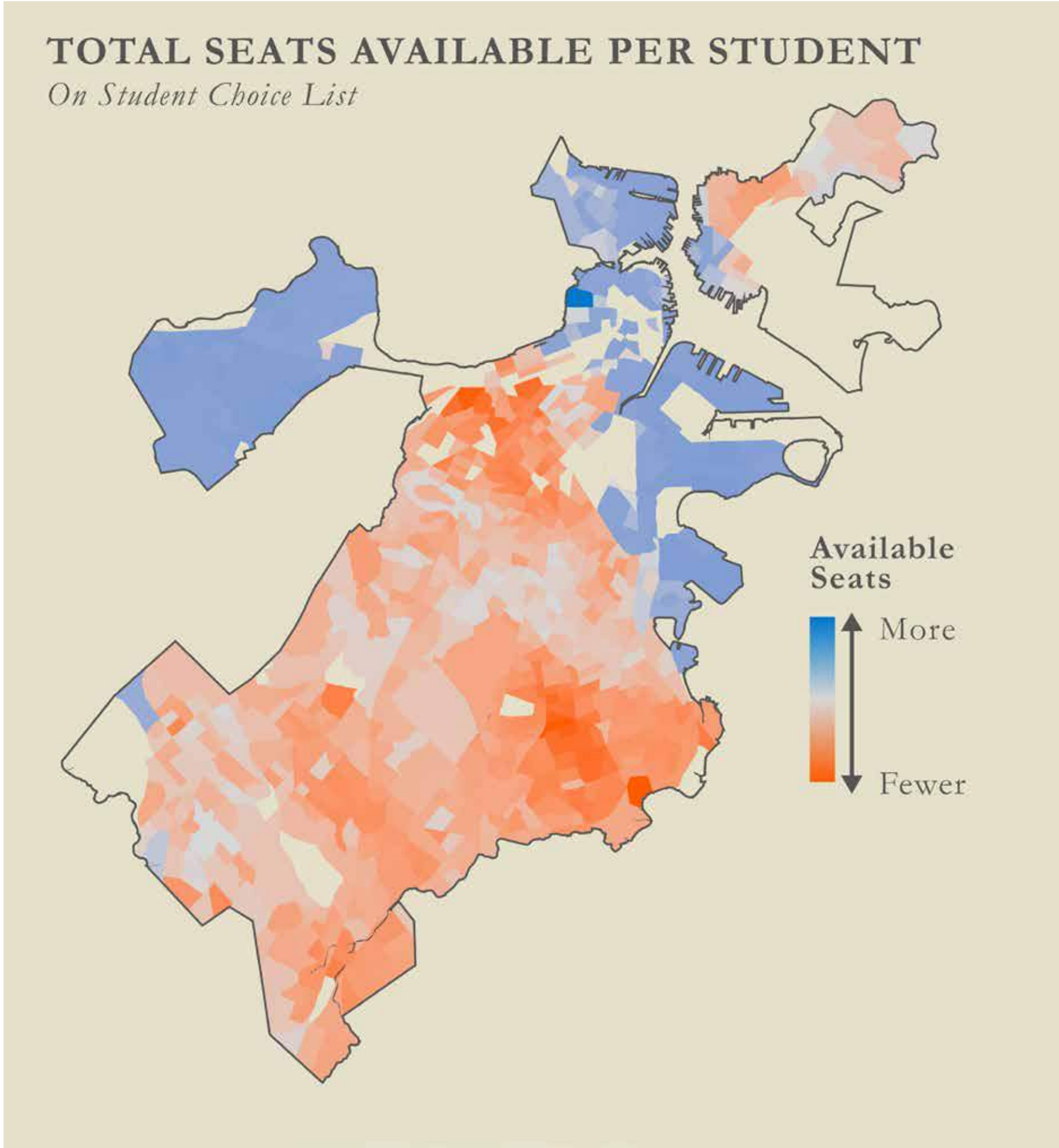
Source: Boston Public Schools



Source: Boston Public Schools



Source: Boston Public Schools



Source: Boston Public Schools

Knowing Charlestown

What are the benefits and assets of the neighborhood?

What are the challenges of living or working here?

What would you like to stay the same in the neighborhood?

What would you like to change about the neighborhood?

Participation and Outreach

Who else should be invited to participate in this process?
What is the best way to reach out to these groups/people?

How would you like to participate in this process? Share your ideas for future events.

Draw a tally line for as many as apply to you:

Live Here:

Work Here:

Want to Become a Resident Here:

Go to school here:

Join the Advisory Group

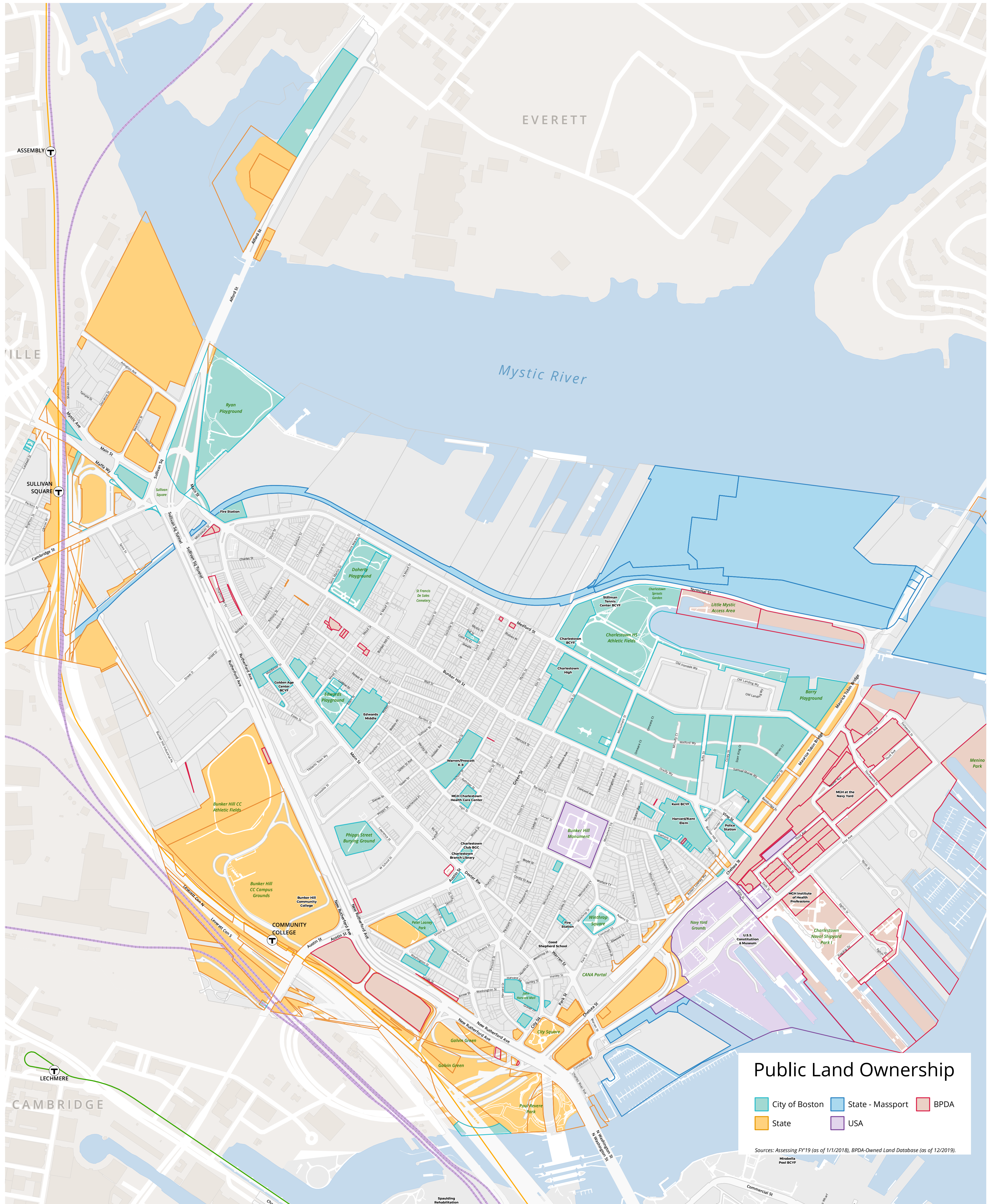
Mayor Martin J. Walsh and BPDA seek nominations for Charlestown stakeholders to serve on the PLAN: Charlestown Advisory Group (AG).

The AG will be made up of community members who will share the perspectives of their represented groups to inform the work of the planning process.

Nominations Due:
March 6th, 2020

Public Land Ownership

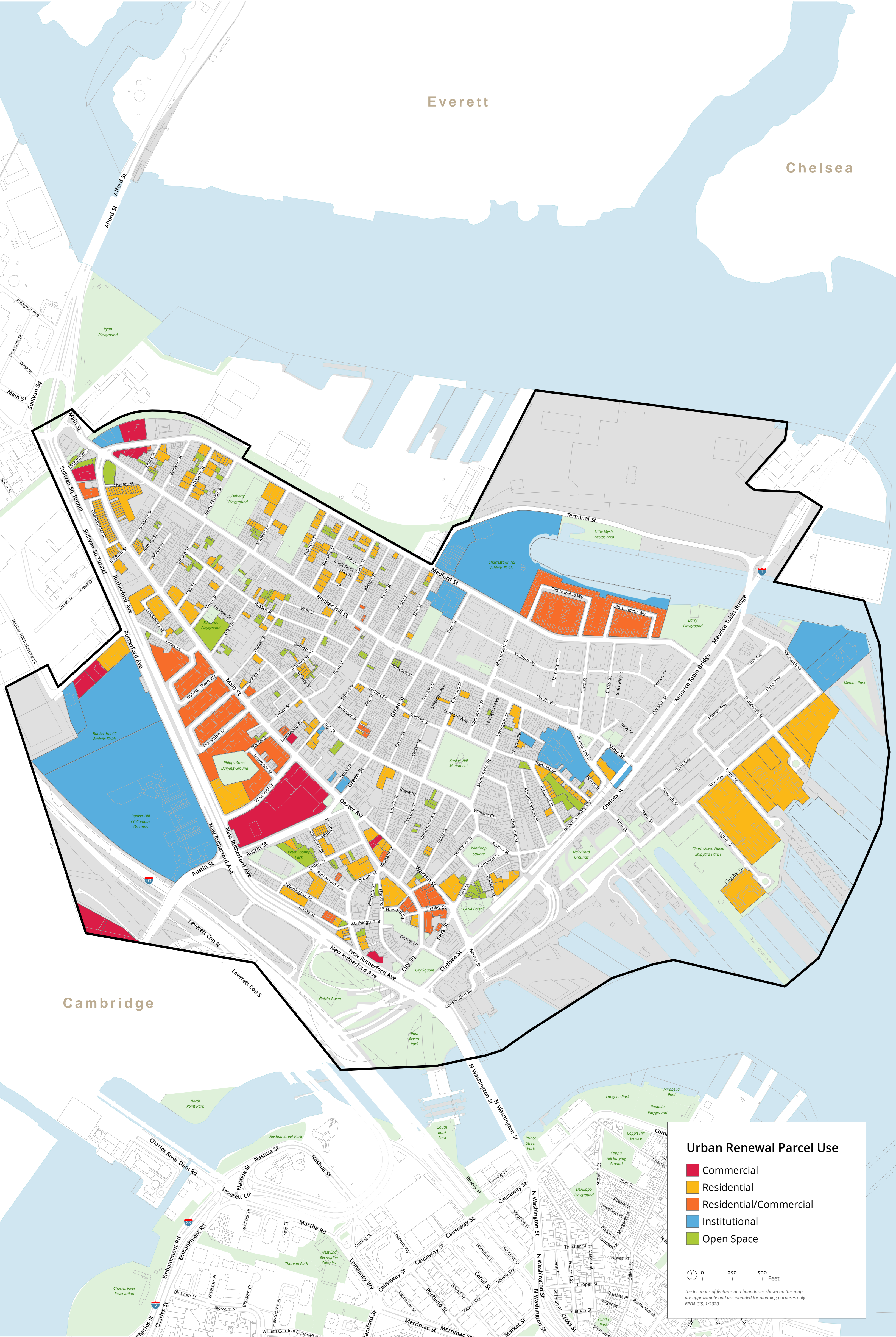
Public Land in Charlestown



PLAN: Charlestown

Urban Renewal

Charlestown Urban Renewal Area



Historic Context



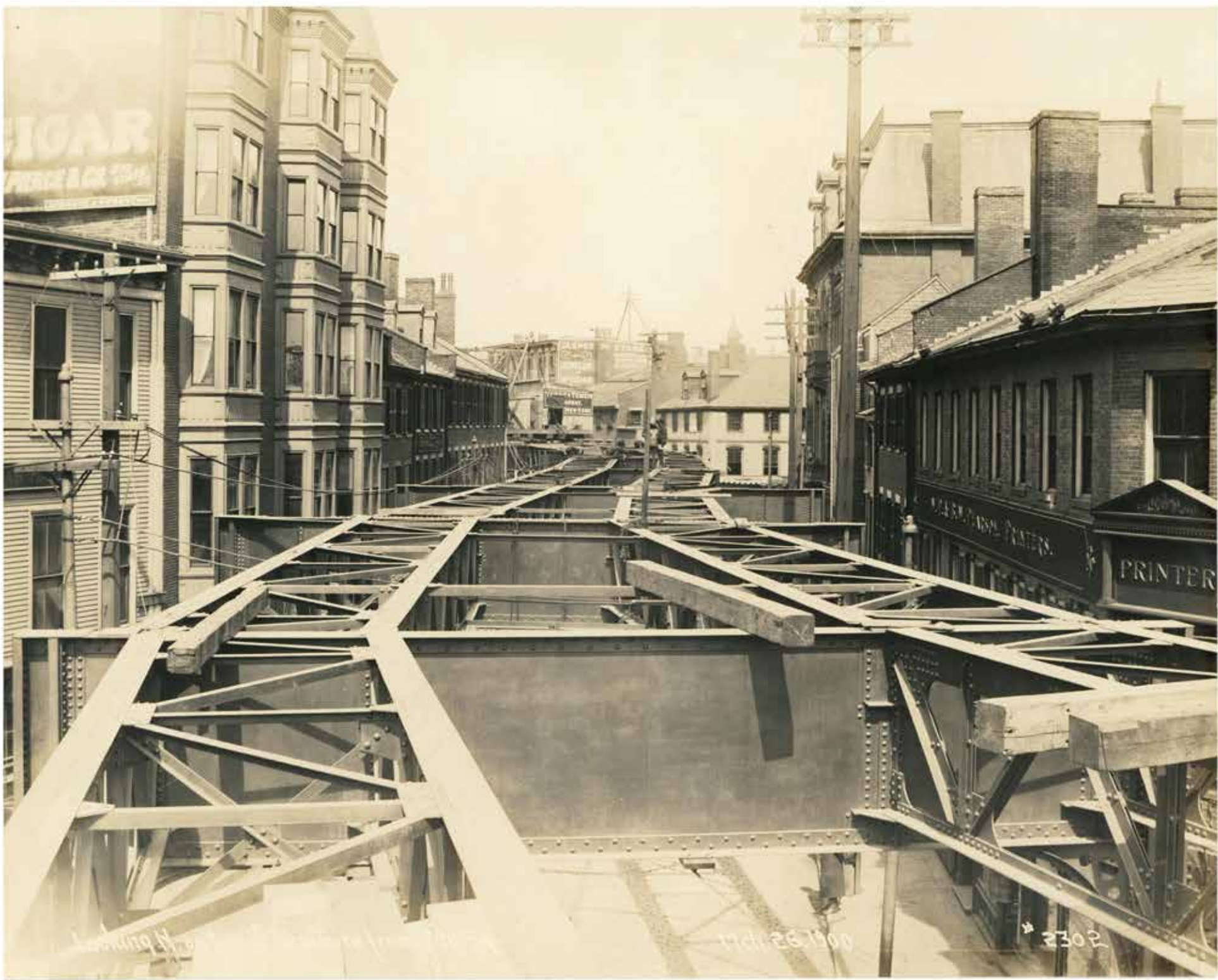
Thompson Square, 1899.
Source: Boston Public Library



Waverly House, 1900.
Source: Boston Public Library



Charlestown Bridge, 1899.
Source: Boston Public Library



Main Street, 1900.
Source: Boston Public Library

"If you don't know where you've come from, you don't know where you're going." -Maya Angelou

Historic Context



View south from Sullivan Square, 1901. Note historic core to the east (left) and industrial uses to the west (right).
Source: City of Boston Archives



View north from Austin Street, 1928. Note prison in foreground, historic core to the east (right) and industrial uses to the west (left).
Source: Boston Public Library



Rutherford industrial corridor, 1939. View south.
Source: Boston Public Library



Domino sugar plant, 1965.
Source: City of Boston Archives

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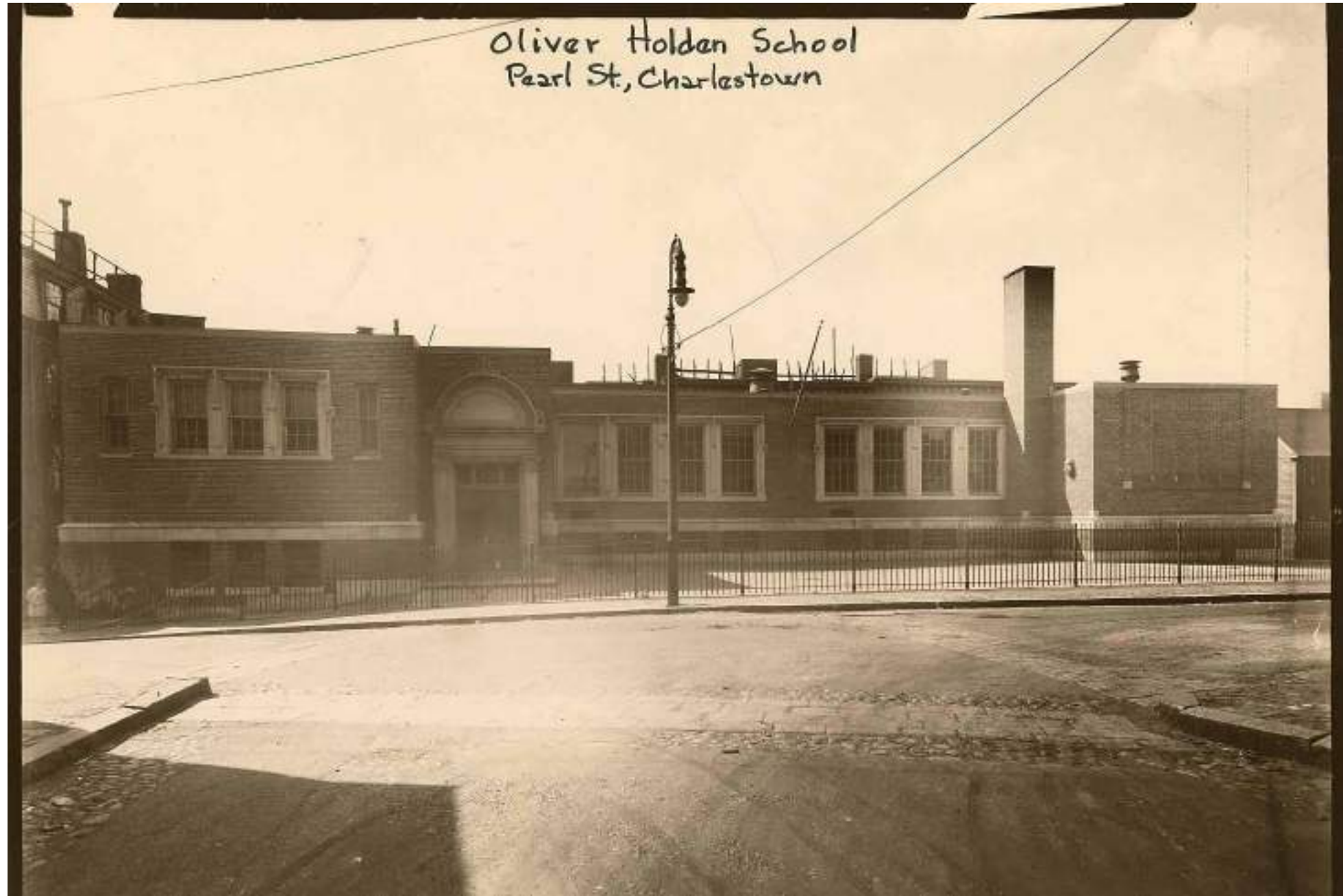
Historic Context



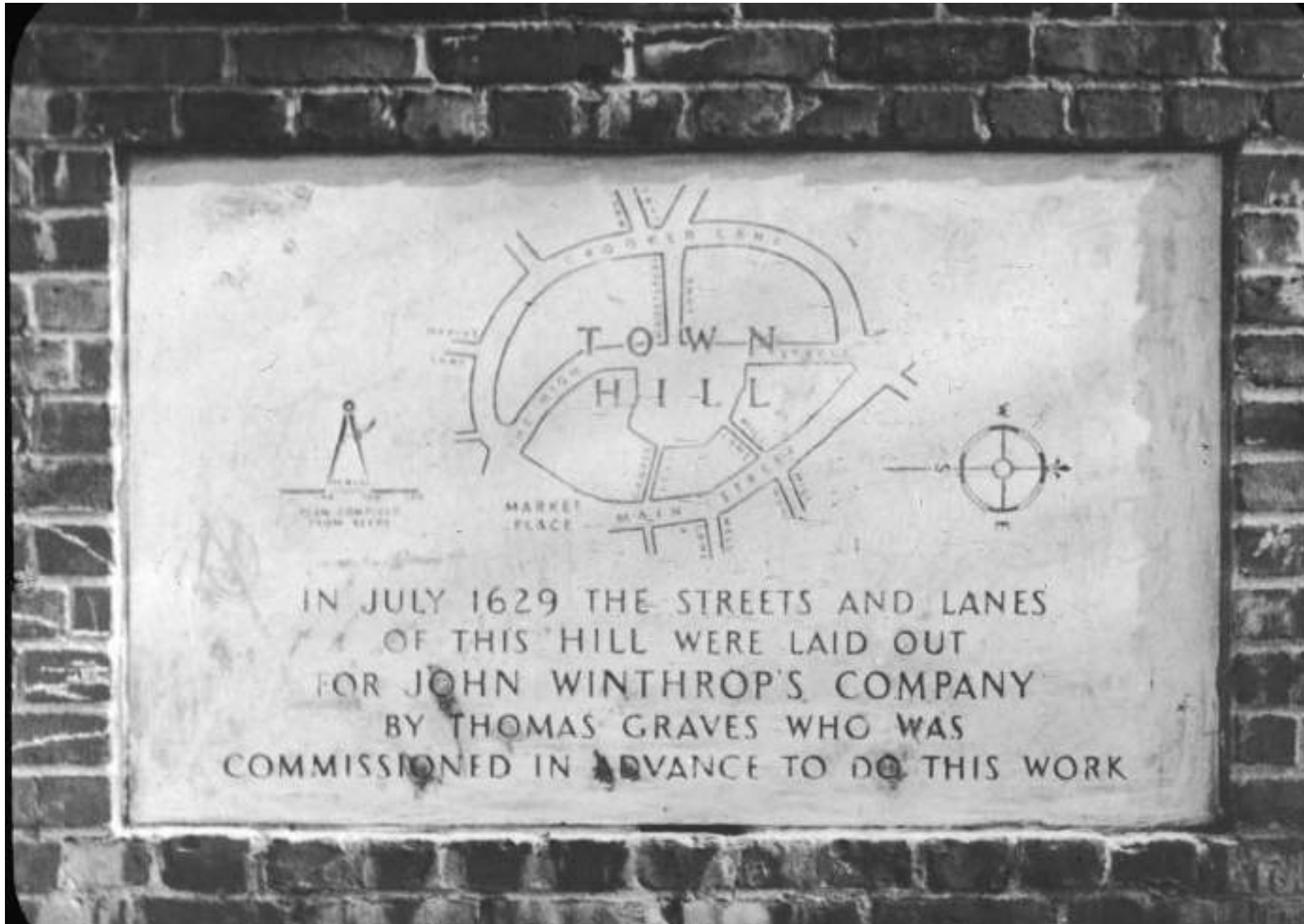
Bunker Hill Day parade, 1946. View of the parade approaching Sullivan Square via Bunker Hill Street.
Source: Boston Public Library



Piers Four to Eleven, Charlestown Navy Yard, 1960.
Source: Boston Public Library



Warren-Prescott, formerly known as Oliver Holden School.
Source: City of Boston Archives



1629 Town Hill map: perhaps Charlestown's first plan.
Source: Boston Public Library

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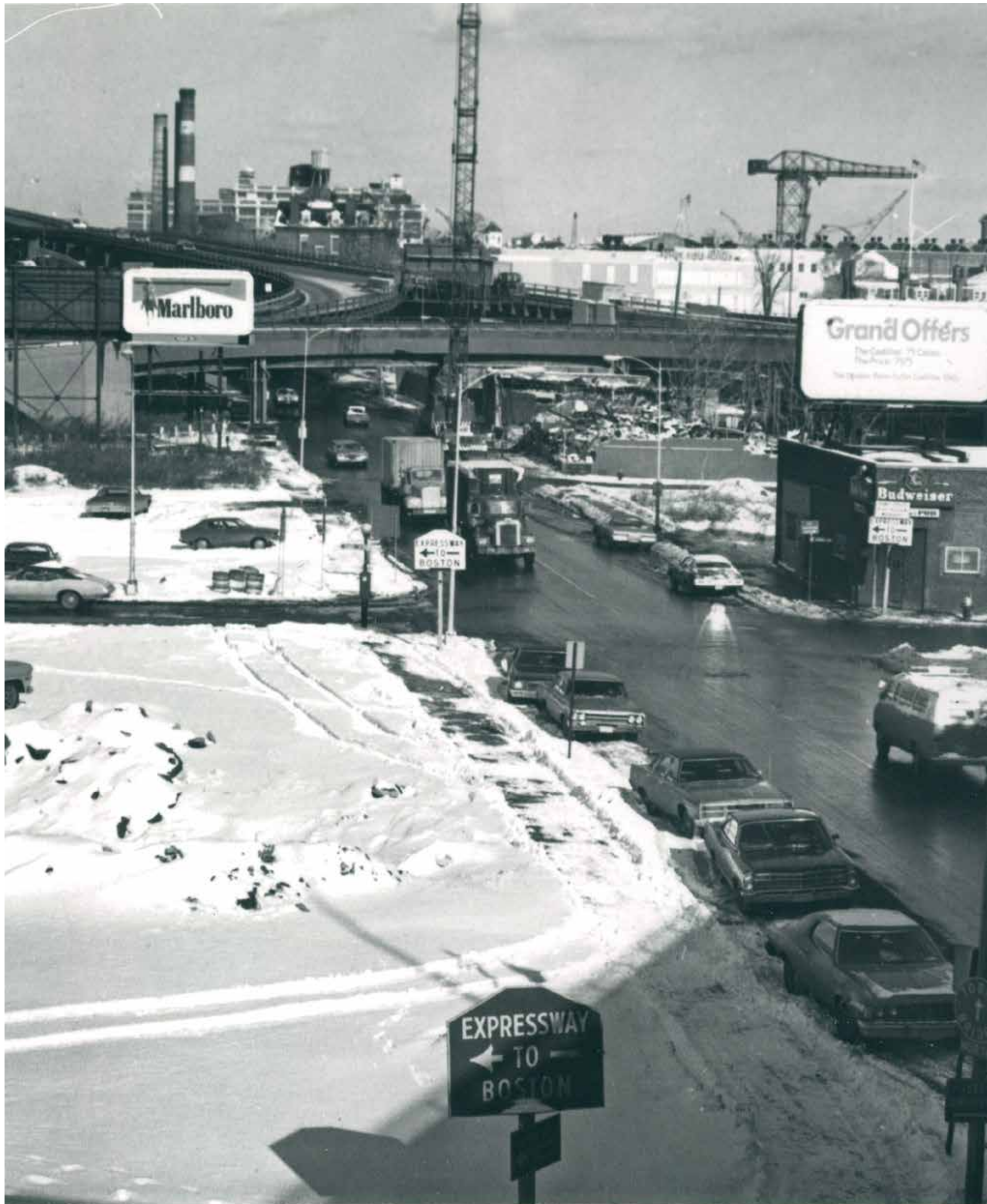
Historic Context



Site of Gardens for Charlestown, 1960's.
Source: City of Boston Archives



Vacant lots adjacent to Tobin Bridge approach, 1960's.
Source: City of Boston Archives



Vacant lots adjacent to Tobin Bridge approach, 1960's. Note: sign indicates "Expressway to Boston".
Source: City of Boston Archives

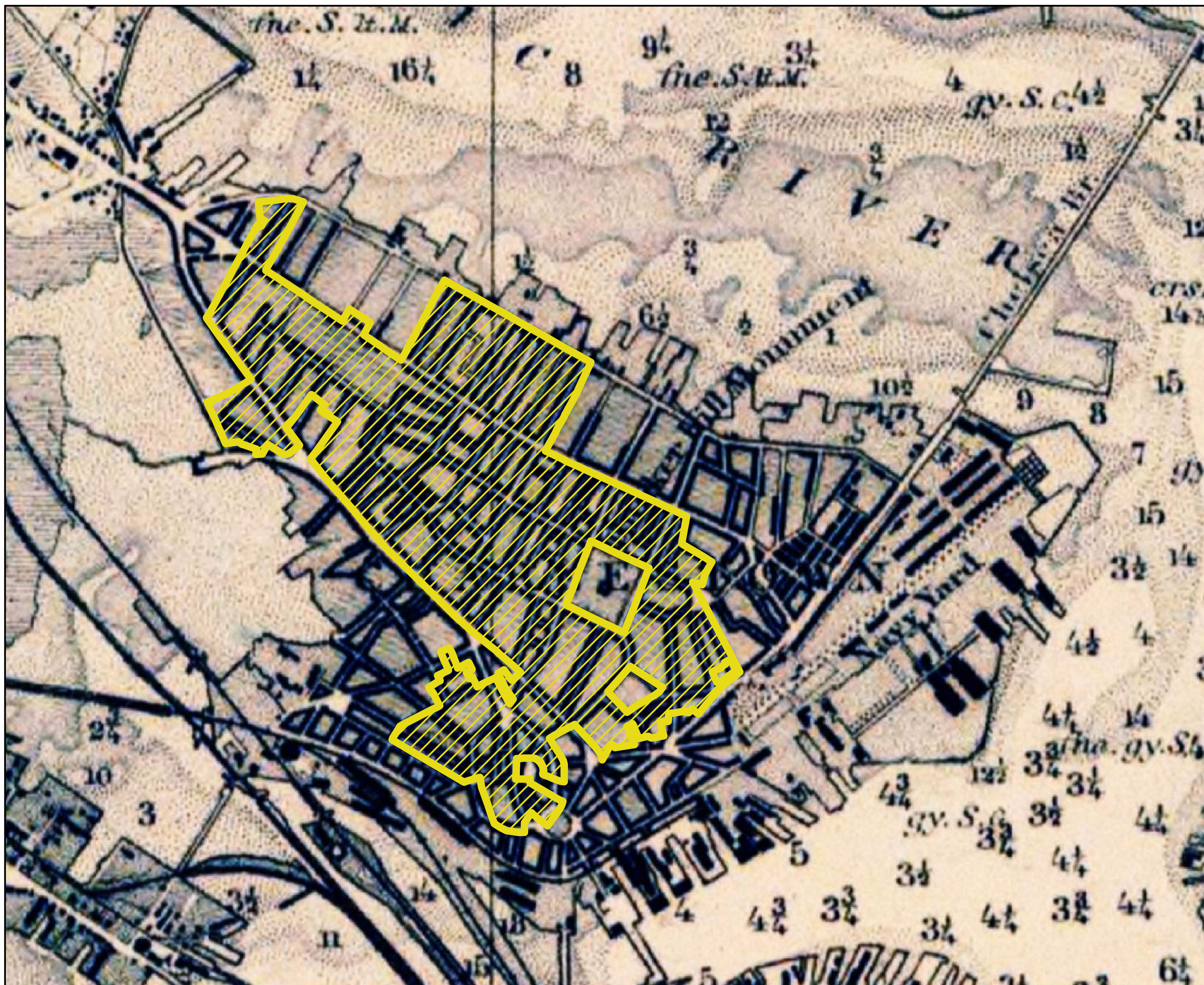


Elm Street, 1960's.
Source: City of Boston Archives

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Historic Context

Residential Charlestown



This map depicts the Charlestown Neighborhood Design Overlay District in yellow, over the National Oceanic and Atmospheric Administration's 1878 Boston Harbor Chart

Note the confluence of Main, Bunker Hill, and Medford Streets in Sullivan Square in the upper left. Millers River is adjacent to Main Street, and the Mystic River is adjacent to Medford Street.